



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 10, 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, March 10, 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

250098 [Treasure Island/Yerba Buena Island - Acceptance of Sanitary Sewer Pump Stations]

Sponsor: Dorsey

Ordinance accepting irrevocable offers of public infrastructure associated with the Treasure Island/Yerba Buena Island Project for the Bruton Sanitary Sewer Pump Station on Bruton Street and the Cravath Sanitary Sewer Pump Station on Cravath Street, both on Treasure Island; and the Macalla Sanitary Sewer Pump Station on Macalla Road and the North Gate Sanitary Sewer Pump Station on North Gate Road, both on Yerba Buena Island; dedicating this infrastructure to public use; designating it for utility purposes; accepting the public infrastructure for City maintenance and liability; approving a grant deed for the Macalla Pump Station; adopting findings 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; accepting a Public Works Order recommending various actions in regard to the public infrastructure; and authorizing official acts, as defined herein, in connection with this Ordinance.

01/28/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/27/2025.

Heard in Committee. Speaker(s): Supervisor Matt Dorsey (Board of Supervisors); Desmond Chan (Public Works); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Chen, Mahmood

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

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).

03/03/25; CONTINUED. 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.

Heard in Committee. Speaker(s): Supervisor Matt Dorsey (Board of Supervisors); presented information and answered questions raised throughout the discussion. David Woo (SoMa Pilipinas); Zach Weisenberger (Young Community Developers); shared various concerns regarding the ordinance matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

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.

03/03/25; CONTINUED. 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.

Heard in Committee. Speaker(s): Supervisor Matt Dorsey (Board of Supervisors); presented information and answered questions raised throughout the discussion. David Woo (SoMa Pilipinas); Zach Weisenberger (Young Community Developers); shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 4, Line 18, through Page 7, Line 4, by inserting '(6) Use on Large Development Sites. (A) Applicability. South of Harrison Street on sites larger than 40,000 square feet that entail new construction or an addition of 100,000 square feet or more. (B) Use Requirement. At least two-thirds of the Gross Floor Area of all building area below 160 feet in height shall be non-residential. (C) Residential Bonus Program. Projects on large development sites identified in subsection 249.78(c)(6)(A) shall be eligible for an exception from the use requirement in subsection 249.78(c)(6)(B), provided that the projects satisfy all of the following: (i) the project complies with the Better Streets Plan, the setback requirements of Planning Code Section 132.4(d)(2)(C), and the streetscape requirements of Section 138.1; (ii) the project does not exceed 600 feet in height, inclusive of any waivers or concessions obtained pursuant to Sections 206.5 or 206.6, and does not seek concessions or incentives of any requirements in this Section 249.78(c)(6); and (iii) if the project is located on a certain Key Site identified in Section 329(e)(2), the project complies with the development impact requirements as described below: a. On the Key Site identified in Section 329(e)(2)(B), the project provides On-site Land Dedication for 100% Affordable Housing development; b. On the Key Site identified in Section 329(e)(2)(E), the project provides On-site Land Dedication for 100% Affordable Housing development, a street-level, publicly-accessible open space of not less than 39,000 contiguous square feet, and publicly-accessible street or open space extensions of Freelon and Welsh Streets; c. On the Key Site identified in Section 329(e)(2)(F), the project provides On-site Land Dedication for 100% Affordable Housing, publicly-accessible street or open space extensions of Freelon and Morris Streets, and street-level, publicly-accessible open spaces combined of not less than 31,000 square feet (inclusive of any non-vehicular open space extensions of Freelon and Morris Streets); d. On the Key Site identified in Section 329(e)(2)(G), the project provides On-site Land Dedication for 100% Affordable Housing, and either a publicly-accessible open space and streetscape improvements adjacent to and within the Bluxome Street right-of-way or an indoor public recreation facility. e. On the Key Site identified in Section 329(e)(2)(H), the project provides publicly-accessible, street-level open space of not less than 9,000 square feet in total, inclusive of building setbacks along 4th and Townsend Streets that widen the sidewalks and a plaza at the corner of 4th and Townsend Streets of not less than 5,000 square feet. (iv) A project on a Key Site that receives a residential bonus pursuant to Section 249.78(c)(6)(C) may be eligible for a waiver or reduction of applicable requirements under Section 406. (v) Land Dedication for 100% Affordable Housing. For purposes of this Section 249.78(c)(6), "Land Dedication for 100% Affordable Housing" as applied to projects on the Key Sites identified in this section means fully or partially satisfying the project's affordable housing requirements of Sections 413 et seq. and 415 et seq. under Sections 413.6 and 419.5 by providing no less than 10,000 square feet or a minimum capacity of 75 units of affordable housing, provided that if the combined full requirements of Section 413 et seq. and Section 415 et seq. as applied to the proposed project would not result in a land dedication site of at least 10,000 square feet or a minimum capacity of 75 units of affordable housing, then the proposed project on the Key Site may instead meet the requirements of Sections 413 et seq. and 415 et seq. as otherwise provided for in this Code. (vi) Publicly-accessible Open Space, Streets, Street Extensions, and Recreational Facilities. For purposes of this Section 249.78(c)(6), publicly-accessible street, open space, street extensions, and recreation facilities as applied to projects on the Key Sites identified in this section means fully or partially satisfying the open space requirements under Sections 135, 138, 249.78, 270.2, and 890, and fully or partially satisfying the infrastructure fees required by Sections 423 and 433 in kind, provided that the proposed project shall not be required to provide publicly-accessible, street-level open space, street extensions, or recreation facilities in excess of the cumulative requirements of the Planning Code sections identified in this subsection 249.78(c)(6)(C)(vi);' on Page 12, Line 25, through Page 13, Line 2, by inserting 'the requirement that at least two-thirds of the Gross Floor Area of all building area below 160 feet be non-residential in Section 249.78(c)(6);' on Page 13, Lines 18-22, by inserting 'Land dedicated for affordable housing that results in less than 45% of such potential Gross Floor

Area may be counted in partial satisfaction of the requirements of Section 415.5, so long as the land dedicated is at least 10,000 square feet or has a minimum capacity of 75 units of affordable housing; provided that the project satisfies any remaining obligations under Section 415.5 through the alternatives described in Section 415.5(g)(1);' on Page 14, Lines 1-18, by deleting 'Section 3. Article 8 of the Planning Code is hereby amended by replacing all references to Planning Code subsection "249.78(c)(7)" in each of the Sections, subsections, and tables listed below with the term "249.78(c)(6)." If any references in the Planning Code to "249.78(c)(7)" have been inadvertently omitted from the list below, the City Attorney is authorized to cause such references to be changed to "249.78(c)(6)." - Table 830 - Table 831 - Table 833 Section 4. Article 8 of the Planning Code is hereby amended by replacing all references to Planning Code subsection "249.78(c)(8)" in each of the Sections, subsections, and tables listed below with the term "249.78(c)(7)." If any references in the Planning Code to "249.78(c)(8)" have been inadvertently omitted from the list below, the City Attorney is authorized to cause such references to be changed to "249.78(c)(7)." - Table 830 - Table 831 - Table 833 - Table 839;' and making clerical and conforming amendments throughout the ordinance. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Planning Code and Zoning Map to reduce commercial development requirements for certain residential projects and modify the land dedication 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; and 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)

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

Ayes: 3 - Melgar, Chen, Mahmood

241067 [Planning, Building Codes - Interim Housing in Hotels and Motels]**Sponsor: Mayor**

Ordinance amending the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City; 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.

10/29/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/28/2024.

11/06/24; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for review and response. 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 Department of Homelessness and Supportive Housing and the Human Services Agency for informational purposes.

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.

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.

12/23/24; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on December 12, 2024, and adopted a recommendation for approval.

02/10/25; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speaker(s): Bivett Brackett; Speaker; Sharky Laguana; shared various concerns regarding the ordinance matter.

Heard in Committee. Speaker(s): Supervisor Matt Dorsey (Board of Supervisors); Veronica Flores (Planning Department); Emily Cohen (Department of Homelessness and Supportive Housing); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Nate; Timothy Stewart; Vernon Harris; Speaker; Cynthia Gomez (Hotel Workers Union Local 2); Destiny Pletsch (Salvation Army); Steve Adami; Aaron Lowers; Louie Gomez; Ricardo Gutierrez; Speaker; Ken Baker; Joshua Banks; Gilbert Young; Gregory; James; Abigail Morley; shared various concerns regarding the ordinance matter.

Member Mahmood moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 4, Line 23, through Page 5, Line 8, by inserting 'The Department of Homelessness and Supportive Housing ("HSH") has expertise working closely with building owners, non-profit providers, and clients to responsibly wind-down shelter programs in a client-centered manner. In advance of any Interim Housing ceasing its operations, HSH has stated that it intends to offer program participants a housing assessment through the City's Coordinated Entry system. HSH intends to offer housing to any such participants who are designated as housing referral status through that assessment and a comparable shelter placement while the participant awaits housing placement. Participants who are not eligible for City-funded housing will be offered a comparable shelter bed, if available. All program participants will at minimum be offered a congregate shelter placement prior to the closure of the Interim Housing. Prior to the closure of the Interim Housing, HSH intends to notify community stakeholders;' on Page 5, Lines 18-23, by inserting '(i) Many hotels and motels are currently staffed by union-represented workers. Nothing in this ordinance is intended to interfere with successorship principles under federal law. (j) Historically and programmatically, HSH works with their contracted service providers to try and retain any existing staff. This practice encourages continuity and offers existing workers the opportunity to continue employment in their existing capacities;' on Page 7, Line 9, by inserting 'Interim Housing is authorized at the following locations: Block 3519, Lot 006;' on Page 7, Lines 14-15, by inserting 'A Hotel or Motel existing after April 1, 2025 may apply to establish Interim Housing pursuant to this Section 202.15;' on Page 8, Lines 4-11, by inserting '(g) Termination of Interim Housing Use. Prior to the termination of the Interim Housing use authorized under this Section 202.15, the Department of Homelessness and Supportive Housing ("HSH") shall work with the Interim Housing service provider, if any, to relocate existing program participants prior to the time the Interim Housing use terminates. No less than one year prior to expiration of any agreement to provide Interim Housing, the property owner or landlord shall provide notice to HSH of its intent to not renew any agreement with the City or Interim Housing provider, in order to allow HSH and the service provider time to assist in relocating existing program participant of the Interim Housing;' and making clerical and conforming amendments throughout the ordinance. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Member Mahmood moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation committee meeting of March 17, 2025. 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 2:27 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.