



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, April 7, 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, April 7, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:32 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

241196 [Planning Code - Production, Distribution, and Repair Districts]

Sponsor: Walton

Ordinance amending the Planning Code to expand criteria for certain Self-Storage Uses in the PDR-2 (Production, Distribution, and Repair) zoning district and extending the sunset date for such uses; 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 general welfare under Planning Code, Section 302. (Planning Department)

12/09/24; DUPLICATED.

12/09/24; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Duplicated from File No. 241055.

12/09/24; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

12/11/24; REFERRED TO DEPARTMENT. Referred to the Budget and Legislative Analyst for review and fiscal impact determination pursuant to Administrative Code, Section 2.6-3.

03/24/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speaker(s): Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Mark Gleason (Teamsters Local 665); shared various concerns regarding the ordinance matter.

03/24/25; CONTINUED AS AMENDED.

03/25/25; REFERRED TO DEPARTMENT. Referred to the Budget and Legislative Analyst for review and fiscal impact determination pursuant to Administrative Code, Section 2.6-3.

Heard in Committee. Speaker(s): None.

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

Ayes: 3 - Melgar, Chen, Mahmood

250125 [Planning Code, Zoning Map - 600 Townsend Street West Special Use District]**Sponsor: Dorsey**

Ordinance amending the Planning Code and Zoning Map to establish the 600 Townsend Street West Special Use District, encompassing the real property consisting of Assessor's Parcel Block No. 3783, Lot No. 008, to allow the legalization of the longstanding office uses at the site by principally permitting office uses on all floors and waiving or reducing the bicycle parking, open space, streetscape, Transportation Demand Management, and impact fee requirements; 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 under Planning Code, Section 302.

02/04/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/6/2025.

02/12/25; 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.

03/11/25; 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.

03/18/25; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Dorsey introduced a substitute Ordinance bearing a new title.

03/25/25; 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.

03/28/25; NOTICED. Ten-day notice for April 7, 2025 Land Use and Transportation committee hearing posted and published in the Examiner and posted, pursuant to California Government Code, Sections 65856 & 65090.

04/01/25; 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.

04/02/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on March 27, 2025, and recommended approval of the proposed legislation.

Heard in Committee. Speaker(s): Supervisor Matt Dorsey (Board of Supervisors); Rebecca Salgado (Planning Department); presented information and answered questions raised throughout the discussion. Cecily T. Barclay (Perkins Coie); 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

Chair Melgar requested that File Nos. 250186, 250187, 250188, and 250285 be called together.

250186 [Public Works Code - Mission Rock - Street and Public Infrastructure Acceptance - Establishing Official Sidewalk Widths and Street Grades]

Sponsors: Mayor; Dorsey

Ordinance accepting irrevocable offers of public infrastructure associated with the Mission Rock Project Phase 1A, including improvements located within portions of Bridgeview Way, Dr. Maya Angelou Lane, Toni Stone Crossing, and Third Street; dedicating this infrastructure to public use; designating this public infrastructure for street and roadway purposes, as applicable; accepting the public infrastructure for City maintenance and liability purposes, subject to specified limitations; establishing official public right-of-way widths and street grades; amending Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," to establish official sidewalk width on Bridgeview Way, Dr. Maya Angelou Lane, Toni Stone Crossing, and Third Street; accepting a Public Works Order recommending various actions regarding the public infrastructure improvements; amending the Public Works Code to require excavation permits for all excavation work performed in the Mission Rock Special Use District, regardless of whether it can be completed within a period of 24 hours or would qualify for other existing exemptions; delegating limited authority to the Public Works Director to accept specified infrastructure; authorizing official acts, as defined, in connection with this Ordinance; adopting findings 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.

02/25/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/27/2025.

Heard in Committee. Speaker(s): Supervisor Matt Dorsey (Board of Supervisors); Shawna Gates (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

250187 [Public Works Code - Minor Sidewalk Encroachments at the Mission Rock, Pier 70, and Potrero Power Station Projects]

Sponsors: Mayor; Dorsey

Ordinance amending the Public Works Code to designate the Port of San Francisco, instead of the Department of Public Works, as responsible for permitting tables, seating, and other minor encroachments on the public sidewalks at the Mission Rock, Pier 70, and Potrero Power Station projects; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the eight priority policies of Planning Code, Section 101.1.

02/25/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/27/2025.

03/18/25; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. Mayor Lurie introduced a substitute Ordinance bearing the same title.

Heard in Committee. Speaker(s): Supervisor Matt Dorsey (Board of Supervisors); Shawna Gates (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

250188 [Public Works, Administrative Codes - Mission Rock Utilities, Inc. - Master Encroachment Permit for Privately-Owned District Utility System]**Sponsors: Mayor; Dorsey**

Ordinance granting a revocable master encroachment permit to Mission Rock Utilities, Inc., a Delaware corporation, to maintain encroachments on and beneath the public right-of-way on portions of Terry A. Francois Boulevard, Bridgeview Way, Dr. Maya Angelou Lane, Toni Stone Crossing, Third Street, and Long Bridge Street within and adjacent to the Mission Rock Special Use District, which encroachments include but are not limited to non-potable water systems, gravity and force main sewer systems, heating and chilled water systems, and conduits for fiber optic cable for purposes of communications for these systems; authorizing Public Works to receive annual payments from permittee to cover potential costs the City may incur in the event that the encroachments are abandoned; adopting environmental findings 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.

02/25/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/27/2025.

Heard in Committee. Speaker(s): Supervisor Matt Dorsey (Board of Supervisors); Shawna Gates (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

250285 [Master Encroachment Permit and Major Encroachment Permit - Mission Rock]**Sponsors: Mayor; Dorsey and Mandelman**

Resolution granting revocable permission to the Port to maintain encroachments in the public right-of-way, including but not limited to non-standard roadway and sidewalk treatments, stormwater drainage elements and infrastructure, street furnishings, public art installations, custom benches and trash receptacles, non-standard way-finding signage, operational pedestals for retractable bollards, streetlight protection elements and stone blocks, landscaping and irrigation, shared public way improvements under an Interdepartmental Master Encroachment Permit; granting revocable permission to Mission Rock Horizontal Sub (Phase I), L.L.C., a Delaware limited liability company, to maintain monitoring instruments associated with the required monitoring of lightweight cellular concrete installed throughout Phase 1A of the Mission Rock project under a Lightweight Cellular Concrete Monitors Major Encroachment Permit; adopting environmental 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; and authorizing the Director of Public Works to enter into amendments or modifications to the Interdepartmental Master Encroachment Permit, the Lightweight Cellular Concrete Monitors Major Encroachment Permit, and the associated maintenance agreements, as defined herein, that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Permit and associated Agreements, as defined herein, or this Resolution. (Port)

03/25/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

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

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

Ayes: 3 - Melgar, Chen, Mahmood

250264 [Housing Plan Amendments - Mission Rock Project - Seawall Lot 337]**Sponsors: Mayor; Dorsey**

Resolution approving an amendment of the Mission Rock Housing Plan to reduce the minimum percentage of inclusionary affordable housing units per Phase of the Mission Rock Project at Seawall Lot 337, bounded by China Basin Channel, Third Street, Mission Rock Street and San Francisco Bay. (Port)

03/18/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Wyatt Donnelly-Landolt (Port); presented information and answered questions raised throughout the discussion. Cynthia Gomez (Unite Here, Local 2); shared various concerns regarding the resolution matter.

Chair Melgar moved that this Resolution be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250295 [Official Naming of Streets - Transbay Redevelopment Plan]**Sponsor: Dorsey**

Resolution reserving East Clementina Street and East Tehama Street as official street names for an area from The Embarcadero westward to 1st Street and specifically naming the yet to be constructed one block segments of East Clementina and East Tehama Streets, between Main and Beale Streets, that currently are slated for public improvement and dedication as public right-of-way as part of the Transbay Redevelopment Plan.

03/25/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

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

Member Mahmood moved that this Resolution be RECOMMENDED. 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 2:11 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.