



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

Members: Myrna Melgar, Chyanne Chen, Bilal Mahmood

Clerk: John Carroll
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Monday, July 14, 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, July 14, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:31 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

250542 [Planning Code - Fenestration, Transparency, and Sign Requirements Generally; Sales and Service Uses in the C-3 and RC Districts]**Sponsors: Mayor; Sauter, Dorsey, Mahmood and Sherrill**

Ordinance amending the Planning Code to 1) principally permit certain non-retail sales and service uses, including general office, design professional, business services, non-retail professional services, and trade offices, on the ground floor in the C-3 ("Downtown Commercial") Districts through December 31, 2030, after which such uses will be conditionally permitted, and make accompanying revisions to required ground floor uses and Floor Area Ratio; 2) principally permit retail sales and service uses on the second floor and above in the RC ("Residential-Commercial") Districts; 3) principally permit non-retail sales and service uses on the second floor and above, and conditionally permit catering and laboratory uses on the ground floor in the RC Districts; 4) update transparency and fenestration requirements for ground floor active uses and exempt child care facilities, homeless shelters, mortuaries, religious institutions, reproductive health clinics, and school uses from those requirements; 5) modify the definition of a Window Sign; 6) modify Planning review and approval of changes in copy of a Sign and Wall and Window Signs applied to doors, windows, or building facades; 7) modify the definition of a Non-Residential Use for the purposes of certain development impact fee waivers; and 8) modify permitted and required ground floor uses in the RH-DTR ("Rincon Hill Downtown Residential") District, including uses in certain historic buildings, subject to various conditions; 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

05/20/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/19/2025.

05/28/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. 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 Office of Economic and Workforce Development for informational purposes.

06/04/25; 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.

06/24/25; RESPONSE RECEIVED. The Small Business Commission held a duly-noticed meeting on June 23, 2025, and recommended approval of the proposed legislation.

06/27/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on June 26, 2025, and recommended approval of the proposed legislation with modifications.

06/30/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speaker(s): Katy Tang, Director (Office of Small Business); Aaron Starr (Planning Department); Michelle Andrews (Office of Supervisor Danny Sauter); presented information and answered questions raised throughout the discussion.

06/30/25; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

07/03/25; 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.

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

Ayes: 3 - Melgar, Chen, Mahmood

250707 [Adopt the Hazards and Climate Resilience Plan as the 2025 Local Hazard Mitigation Plan]**Sponsor: Melgar**

Resolution adopting the 2025 Hazards and Climate Resilience Plan as San Francisco's update to the 2020 Local Hazard Mitigation Plan.

06/24/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Brian Strong, Chief Resilience Officer, and Melissa Higbee (Office of Resilience and Capital Planning); presented information and answered questions raised throughout the discussion. Stephen Torres; shared support for the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250656 [Potrero HOPE SF - Street and Public Infrastructure Acceptance for Phase 2 - Establishing Official Public Right-of-Way and Sidewalk Widths and Street Grades]**Sponsors: Mayor; Walton**

Ordinance accepting irrevocable offers of public infrastructure associated with the Potrero HOPE SF Project, Phase 2, including improvements located within portions of 25th, 26th, Arkansas, Connecticut, and Wisconsin Streets, and improvements associated with a new switchgear within a building, and an offer of dedication for real property underlying portions of 25th, Arkansas, and Connecticut Streets; dedicating this public infrastructure for public use; designating the public infrastructure for public street and roadway purposes; 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 widths on 25th, 26th, Arkansas, Connecticut, and Wisconsin Streets; accepting a Public Works Order recommending various actions regarding the public infrastructure; 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.

06/10/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/10/2025.

Heard in Committee. Speaker(s): Andrew Strong (Mayor's Office of Housing and Community Development); Shawna Gates (Public Works); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Chen, Mahmood

250727 [Opposing California State Senate Bill No. 79 (Wiener) Unless Amended - Housing Development: Transit-Oriented Development]**Sponsors: Chan; Chen, Fielder and Walton**

Resolution opposing California State Senate Bill No. 79, Housing Development: Transit-Oriented Development, introduced by Senator Scott Wiener, and similar future legislation, unless amended to give Local governments adequate ability to formulate local plans through its local legislative process, in which local governments and residents have adequate review and oversight of community planning, including affordability requirements, and residential and commercial tenant protections.

07/01/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Supervisor Connie Chan (Board of Supervisors); presented information and answered questions raised throughout the discussion. Eileen Boken; Meg Eisler (San Francisco Anti Displacement Coalition); Derek Woo (San Francisco Chinatown Community Development Center); Stephen Torres; Calvin Welch (Haight Ashbury Neighborhood Council); Quintin Mecke, Executive Director (Council of Community Housing Organizations); Jeantelle Laberinto (Race & Equity in all Planning Coalition); shared support for the resolution matter. Brianna Morales (Housing Action Coalition); shared various concerns regarding the resolution matter.

Vice Chair Chen moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 2, Lines 23-24, to read 'San Francisco currently has approximately 70,000 fully-entitled units of housing unable to secure construction financing'; on Page 4, Lines 14-17, by inserting 'WHEREAS, SB 79 puts tenants at risk of displacement by allowing ministerial demolition of rent-controlled buildings with less than 3 units in San Francisco, which would impact approximately 35,000 units according to SF Planning data, in a city whose population is over 65% renter; and'; and making clerical changes throughout the resolution. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Chair Melgar moved that this Resolution be REFERRED WITHOUT RECOMMENDATION AS AMENDED to the Board of Supervisors. 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 2:43 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.