



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
(415) 554-4445 ~ john.carroll@sfgov.org

Monday, October 27, 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, October 27, 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

250809 [Planning Code - Conversion of Medical Cannabis Dispensary Uses to Cannabis Retail Uses]

Sponsor: Fielder

Ordinance amending the Planning Code to establish a process for the conversion of certain Medical Cannabis Dispensaries to Cannabis Retail establishments; 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 public necessity, convenience, and welfare findings pursuant to Planning Code, Section 302.

07/29/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/28/2025.

08/07/25; 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 Cannabis for informational purposes.

08/25/25; 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.

10/14/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on October 2, 2025, and recommended approval of the proposed legislation.

Heard in Committee. Speaker(s): Ana Herrera (Office of Supervisor Fielder); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. Speaker; shared support for the ordinance matter.

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. 250955, 250956, 250957, 250958, 250959, 250960, and 250975 be heard together.

250955 [Plumbing Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Plumbing Code in its entirety and enacting a 2025 Plumbing Code consisting of the 2025 California Plumbing Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law. (Building Inspection Commission)

09/15/25; RECEIVED FROM DEPARTMENT.

09/30/25; ASSIGNED to Land Use and Transportation Committee. October 22, 2025 - President Mandelman waived the 30-day hold pursuant to Board Rule 3.22.

10/09/25; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for review and response. Referred to the Planning Department for environmental review.

10/16/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on October 16, 2025, and recommended approval of the proposed legislation.

10/23/25; 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.

Heard in Committee. Speaker(s): Tate Hanna (Department of Building Inspection); 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

250956 [Mechanical Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Mechanical Code in its entirety and enacting a 2025 Mechanical Code consisting of the 2025 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law. (Building Inspection Commission)

09/15/25; RECEIVED FROM DEPARTMENT.

09/30/25; ASSIGNED to Land Use and Transportation Committee. October 22, 2025 - President Mandelman waived the 30-day hold pursuant to Board Rule 3.22.

10/09/25; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for review and response. Referred to the Planning Department for environmental review.

10/16/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on October 16, 2025, and recommended approval of the proposed legislation.

10/23/25; 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.

Heard in Committee. Speaker(s): Tate Hanna (Department of Building Inspection); 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

250957 [Electrical Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Electrical Code in its entirety and enacting a 2025 Electrical Code consisting of the 2025 California Electrical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law. (Building Inspection Commission)

09/15/25; RECEIVED FROM DEPARTMENT.

09/30/25; ASSIGNED to Land Use and Transportation Committee. October 22, 2025 - President Mandelman waived the 30-day hold pursuant to Board Rule 3.22.

10/09/25; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for review and response. Referred to the Planning Department for environmental review.

10/16/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on October 16, 2025, and recommended approval of the proposed legislation.

10/23/25; 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.

Heard in Committee. Speaker(s): Tate Hanna (Department of Building Inspection); 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

250958 [Green Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Green Building Code in its entirety and enacting a 2025 Green Building Code consisting of the 2025 California Green Building Standards Code as amended by San Francisco; adopting environmental findings, findings of local conditions under the California Health and Safety Code, and findings under the California Public Resources Code; providing for an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law. (Building Inspection Commission)

09/15/25; RECEIVED FROM DEPARTMENT.

09/30/25; ASSIGNED to Land Use and Transportation Committee. October 22, 2025 - President Mandelman waived the 30-day hold pursuant to Board Rule 3.22.

10/09/25; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for review and response. Referred to the Planning Department for environmental review.

10/16/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on October 16, 2025, and recommended approval of the proposed legislation.

10/23/25; 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.

Heard in Committee. Speaker(s): Tate Hanna (Department of Building Inspection); presented information and answered questions raised throughout the discussion.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 4, Lines 11-20, by striking 'approval Local energy standards previously adopted are not automatically applicable to a triennial CBSC. Rather, they must be re-enacted with a new cost-effectiveness study and determination based on the new State standards, and be re-approved by the California Energy Commission. (c) Based upon the findings of a cost-effectiveness study performed on the more restrictive local standards contained in the City's proposed 2025 San Francisco Green Building Code, the Board of Supervisors hereby determines that these local energy standards are cost effective and will save more energy than the standards contained in the 2025 California Green Building Standards Code. A copy of the cost-effectiveness study is on file with the Clerk of the Board of Supervisors in File No. 250958.' and inserting 'The proposed 2025 San Francisco Green Building Code does not contain local energy standards that would require a cost-effectiveness study, findings, or approval by the California Energy Commission.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

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

Ayes: 3 - Melgar, Chen, Mahmood

250959 [Existing Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Existing Building Code in its entirety and enacting a 2025 Existing Building Code consisting of the 2025 California Existing Building Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law. (Building Inspection Commission)

09/15/25; RECEIVED FROM DEPARTMENT.

09/30/25; ASSIGNED to Land Use and Transportation Committee. October 22, 2025 - President Mandelman waived the 30-day hold pursuant to Board Rule 3.22.

10/09/25; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for review and response. Referred to the Planning Department for environmental review.

10/16/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on October 16, 2025, and recommended approval of the proposed legislation.

10/23/25; 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.

Heard in Committee. Speaker(s): Tate Hanna (Department of Building Inspection); 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

250960 [Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Edition]

Ordinance repealing the 2022 Building Code in its entirety and enacting a 2025 Building Code consisting of the 2025 California Building Code and the 2025 California Residential Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law. (Building Inspection Commission)

09/15/25; RECEIVED FROM DEPARTMENT.

09/30/25; ASSIGNED to Land Use and Transportation Committee. October 22, 2025 - President Mandelman waived the 30-day hold pursuant to Board Rule 3.22.

10/09/25; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for review and response. Referred to the Planning Department for environmental review.

10/16/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on October 16, 2025, and recommended approval of the proposed legislation.

10/23/25; 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.

Heard in Committee. Speaker(s): Tate Hanna (Department of Building Inspection); 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

250975 [Housing Code - 2025 Triennial Code Update]

Ordinance amending the Housing Code to update references to provisions of the 2025 Building Inspection Codes; providing an operative date of January 1, 2026; and affirming the Planning Department's determination under the California Environmental Quality Act. (Building Inspection Commission)

09/29/25; RECEIVED FROM DEPARTMENT.

10/07/25; ASSIGNED to Land Use and Transportation Committee. October 22, 2025 - President Mandelman waived the 30-day hold pursuant to Board Rule 3.22.

10/16/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on October 16, 2025, and recommended approval of the proposed legislation.

10/23/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

10/23/25; 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.

Heard in Committee. Speaker(s): Tate Hanna (Department of Building Inspection); 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. 250889 and 250892 be heard together.

250889 [Business and Tax Regulations, Planning Codes - Appeal Timelines for Zoning Administrator Actions]

Sponsor: Mayor

Ordinance amending the Business and Tax Regulations Code and the Planning Code to clarify time periods for appeals of decisions or determinations by the Zoning Administrator; 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.

09/02/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/2/2025.

09/16/25; 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.

10/03/25; 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.

10/24/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on October 23, 2025, and recommended approval of the proposed legislation.

Heard in Committee. Speaker(s): Aaron Starr (Planning Department); 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

250892 [Planning, Business and Tax Regulations Codes - State-Mandated Accessory Dwelling Unit Program]**Sponsors: Mayor; Mahmood**

Ordinance amending the Planning Code and Business and Tax Regulations Code to modify the City's State-mandated Accessory Dwelling Unit ("ADU") approval process and conform to changes to State ADU law, including by removing any appeal to the Board of Appeals, and increasing size limits for certain detached, new construction ADUs on a lot containing a single-family dwelling; 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.

09/02/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/2/2025.

09/15/25; 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.

10/03/25; 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.

10/24/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on October 23, 2025, and recommended approval of the proposed legislation.

Heard in Committee. Speaker(s): Aaron Starr (Planning Department); 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. 250893, 250894, and 250925 be heard together.

250893 [Public Works Code - Elimination of Contractor Parking Plan Requirements and Fees]

Sponsors: Mayor; Mahmood

Ordinance amending the Public Works Code to eliminate the requirement for a contractor parking plan as a condition precedent for approval of excavation permits for major work that is 30 consecutive calendar days or longer and as a condition precedent of specified temporary street space occupancy permits for construction work, as well as the associated parking plan notice requirement and the parking plan review and inspection fees; and affirming the Planning Department's determination under the California Environmental Quality Act.

09/02/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/2/2025.

09/15/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

09/29/25; RESPONSE RECEIVED. Not defined as 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.

Heard in Committee. Speaker(s): Lisa Gluckstein (Planning Department); 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

250894 [Public Works Code - Streamlining Approvals of Commemorative Public Right-of-Way and Public Place Designations and Installation of Commemorative Street Plaques]

Sponsors: Mayor; Mandelman

Ordinance amending the Public Works Code to streamline the requirements and approval processes for the commemorative designation of public right-of-way and public places and the installation of commemorative street plaques to honor sites, events, and persons of historical interest or significance to San Francisco; eliminating the requirement that Public Works hold a hearing on applications for a commemorative street plaque; and affirming the Planning Department's determination under the California Environmental Quality Act.

09/02/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/2/2025.

09/15/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to Public Works and the Arts Commission for informational purposes.

10/23/25; 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.

Heard in Committee. Speaker(s): Lisa Gluckstein (Planning Department); 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

250925 [Public Works Code - Pollution Liability Insurance Requirements for Excavators]**Sponsors: Mayor; Mahmood**

Ordinance amending the Public Works Code to authorize the Department of Public Works to determine the circumstances under which contractors performing excavation in the public right-of-way shall be required to obtain a pollution liability insurance policy; and affirming the Planning Department's determination under the California Environmental Quality Act. (Public Works)

09/09/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/9/2025.

09/18/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

10/03/25; 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.

Heard in Committee. Speaker(s): Lisa Gluckstein (Planning Department); 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

250808 [Planning Code; Administrative Code - Legacy Businesses in Neighborhood Commercial Districts]**Sponsor: Chan**

Ordinance amending the Planning Code to require conditional use authorization prior to replacing a Legacy Business with a new non-residential use in certain Neighborhood Commercial, Named Neighborhood Commercial, and Neighborhood Commercial Transit Districts, and in the Chinatown Mixed Use Districts; 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.

07/29/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/28/2025.

08/07/25; 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 Small Business Commission for review and response.

08/25/25; 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.

08/28/25; RESPONSE RECEIVED. The Small Business Commission held a duly-noticed meeting on August 25, 2025, and voted to not recommend approval of the proposed legislation.

10/23/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on October 16, 2025, and recommended disapproval of the proposed legislation.

Heard in Committee. Speaker(s): Supervisor Connie Chan (Board of Supervisors); Lisa Gluckstein (Planning Department); Brad Russi (Office of the City Attorney); Kerry Birnbach (Office of Small Business); presented information and answered questions raised throughout the discussion.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 1, to read 'Planning Code; Administrative Code - Legacy Businesses in Neighborhood Commercial Districts'; on Page 1, Lines 3-8, to read 'Ordinance amending the Planning Code to define Legacy Business and to require conditional use authorization prior to replacing a Legacy Business with a new non-residential use in certain Neighborhood Commercial, Named Neighborhood Commercial, and Neighborhood Commercial Transit Districts, and in the Chinatown Mixed Use Districts; amending the Administrative Code to allow a business that has been operating for 15 years to qualify as a Legacy Business'; on Page 2, Line 2, through Page 6, Line 8, by adding findings that the ordinance is consistent, on balance, with the City's General Plan and Eight Priority Policies; on Page 6, Lines 24-25, by inserting 'However, businesses operating for 15 years or more can also contribute to the unique character, history, identity, and vibrancy of their neighborhoods.'; on Page 7, Lines 5-10, by inserting '(e) Small businesses are the backbone of neighborhood commercial and cultural districts. Small businesses fuel the local economy by creating jobs, fostering innovation, and contributing to the City's unique culture and community character. Small businesses put money back into the community and foster local spending. They offer pathways to economic security for many diverse entrepreneurs and enrich the urban experience by providing personalized, direct customer service.'; on Page 7, Lines 16-24, by inserting '(g) Moving a Legacy Business from one location to another due to the demolition of a commercial space can be a complex and expensive undertaking. Businesses must find new space that is adequate for their needs, and the new space may require additional licenses and permits involving numerous local agencies. The City has established several programs that waive certain license, registration, and permit fees for new and expanding small businesses. The City should explore implementing and imposing an impact fee that matches the relocation requirements for small businesses imposed by Government Code section 65912.100 et seq, the Affordable Housing and High Road Jobs Act of 2022, on new development that displaces Legacy Businesses to lessen the burden of relocation expenses on such businesses.'; on Page 8, Line 1, through Page 9, Line 3, to amend the Legacy Business Registry rules of Administrative Code, Chapter 2A, Article 16, to allow businesses which has been in operation for at least 15 years to apply to the Registry if the Historic Preservation Commission and Small Business Commission find that the business has significantly contributed to the history or identity of a particular neighborhood, but faces eminent risk of displacement; on Page 9, Lines 5-21, to amend Planning Code, Section 102 relating to the definition for Legacy Businesses; on Page 10, Lines 7-10, to read '(b) Subsection (a) of this Section 703.5 shall not apply where: (1) the subject Commercial space has had no occupant and has not been open to the public in the three years prior to the date the application for the new Use is filed; (2) the Legacy Business has removed itself or has been otherwise removed from the Legacy Business Registry; or (3) the new Non-Residential Use qualifies as a Small Business Enterprise, as defined in Business and Tax Code Section 954.1.'; on Page 11, Lines 2-7, to read 'This provision shall not apply where: (A) the subject non-residential space has had no occupant and has not been open to the public for three or more years from the date the application for the new use is filed; (B) the Legacy Business has removed itself or has been otherwise removed from the Legacy Business Register; or (C) the new Non-Residential Use qualifies as a Small Business Enterprise, as defined in Business and Tax Code Section 954.1.'; and making conforming and clerical changes throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Planning Code to define Legacy Business and to require conditional use authorization prior to replacing a Legacy Business with a new non-residential use in certain Neighborhood Commercial, Named Neighborhood Commercial, and Neighborhood Commercial Transit Districts, and in the Chinatown Mixed Use Districts; amending the Administrative Code to allow a business that has been operating for 15 years to qualify as a Legacy Business; 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.

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

Ayes: 3 - Melgar, Chen, Mahmood

Chair Melgar recessed the meeting beginning at 2:19 p.m., and reconvened the meeting at 3:01 p.m.

SPECIAL ORDER 3:00 P.M.

250682 [Planning Code; Zoning Map - Consolidating the North Beach Special Use and Neighborhood Commercial Districts and Expanding Allowable Uses and Use Size Limits in Certain Zoning Districts]**Sponsor: Sauter**

Ordinance amending the Planning Code to: 1) eliminate the North Beach Special Use District and consolidate certain controls into the North Beach Neighborhood Commercial District, expand allowable uses and increase use size limits in the North Beach Neighborhood Commercial District, 2) expand allowable uses and increase use size limits in the Polk Street Neighborhood Commercial District, 3) expand allowable uses in the Pacific Avenue Neighborhood Commercial District, 4) expand allowable uses and increase use size limits in the Nob Hill Special Use District, and 5) reduce limitations on Restaurants and Bars in the Jackson Square Special Use District; amending the Zoning Map to reflect removal of the North Beach 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 making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

06/17/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/17/2025.

06/25/25; 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.

07/03/25; 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.

08/08/25; RESPONSE RECEIVED. The Small Business Commission held a duly-noticed meeting on July 29, 2025, and recommended approval of the proposed legislation.

09/26/25; NOTICED. Ten-day notice for October 6, 2025 Land Use and Transportation committee hearing posted and published in the Examiner and posted, pursuant to California Government Code, Sections 65856 & 65090.

10/02/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on September 25, 2025, and recommended approval of the proposed legislation with modifications.

10/06/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speaker(s): Supervisor Danny Sauter (Board of Supervisors); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. Speaker; Ben Bleiman (Discover Polk Community Benefit District); Peter Quan (North Beach Neighbors); Ted Bartlett; Sheila Krotz; Gina Peterson; Kari Wellstone; Megan; Susan Fish; Barry Schiller; Speaker; Ira Kaplan; Blair Helsing, President (North Beach Neighbors); Mary; Mike Chen; Justin Zucker; Brianna Morales (Housing Action Coalition); Serena; Speaker; spoke in support of the ordinance matter. Marc Bruno; Romalyn Schmaltz; Sam; Nick Ferris, President (Telegraph Hill Dwellers); Lance; Dan MacInnery; Theresa Flandrich; Nadia Williams; spoke in opposition to the ordinance matter. Kathleen Courtney (Russian Hill Association); Speaker; Speaker; Stuart Watts, President (North Beach Business Association); F. Joseph Butler; shared various concerns regarding the ordinance matter.

10/06/25; CONTINUED AS AMENDED.

Heard in Committee. Speaker(s): Supervisor Danny Sauter (Board of Supervisors); presented information and answered questions raised throughout the discussion. Judy Bissolo; Jackson Nutt-Beers (San Francisco Chamber of Commerce); Speaker; Speaker; Megan Dory; Lawrence Lee; Marilyn Green; Speaker; Ted Bartlett; Herschell Berry; Peter Quan; Stuart Watts, President (North Beach Business Association); Charles Thomas; spoke in support of the ordinance matter. Nick Ferris, President (Telegraph Hill Dwellers); Lance Karnes; Apollo; Romalyn Schmaltz; Kathleen Courtney; F. Joseph Butler; spoke in opposition to the ordinance matter.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 19, Lines 17-18, by striking '(19) Health Services permitted as a Conditional Use on the First Story up to 3,000 square feet; not permitted 3,001 square feet and above.'; and making conforming changes throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Vice Chair Chen moved that this Ordinance be REFERRED WITHOUT RECOMMENDATION AS AMENDED AS A COMMITTEE REPORT.

Member Mahmood moved that this Ordinance be RECOMMENDED AS AMENDED AS A COMMITTEE REPORT.

Before a roll call vote was called on either of these two motions, Clerk Carroll explained that these competing motions would be taken in the order in which they were offered.

Vice Chair Chen moved that this Ordinance be REFERRED WITHOUT RECOMMENDATION AS AMENDED AS A COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Member Mahmood's motion that this Ordinance be RECOMMENDED AS AMENDED AS A COMMITTEE REPORT was no longer in order; the Chair did not request a roll call vote on this motion.

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 3:56 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.