



**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, Dean Preston, Aaron Peskin*

*Clerk: John Carroll*  
*(415) 554-4445 ~ [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)*

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**Monday, May 6, 2024**

**1:30 PM**

**City Hall, Legislative Chamber, Room 250**

**Regular Meeting**

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**Present:** 3 - Myrna Melgar, Dean Preston, and Aaron Peskin

*The Land Use and Transportation Committee met in regular session on Monday, May 6, 2024, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:33 p.m.*

## **ROLL CALL AND ANNOUNCEMENTS**

*On the call of the roll, Chair Melgar, Vice Chair Preston, and Member Peskin 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](mailto: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

### 240260 [Planning Code - 900 Kearny Street Special Use District]

#### **Sponsors: Peskin; Chan**

Ordinance amending the Planning Code to modify the 900 Kearny Street Special Use District to allow an enclosed rooftop building addition with a restricted arts activities use; 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.

03/18/24; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Duplicated from File No. 231006.

03/18/24; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

03/19/24; 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.

04/01/24; 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 in the environment.

05/01/24; SUBSTITUTED. The City Attorney's Office submitted a clean version (Version 3) of the legislation to replace Version 2, removing duplicative code sections enacted in Ordinance No. 60-24.

05/03/24; RESPONSE RECEIVED. On May 2, 2024, the Planning Commission met and held a duly noticed hearing and recommended approval of the proposed legislation with modifications.

*Heard in Committee. Speaker(s): Audrey Merlone (Planning Department); Allan Low (Perkins Coie LLP); Jeremy Fish; presented information and answered questions raised throughout the discussion.*

**Member Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 1, to insert 'Use Sizes in Chinatown Community Business District;' on Page 1, Lines 5-6, to insert 'amending the Planning Code to clarify the Use Size maximums applicable in the Chinatown Community Business District;' on Page 4, Lines 6-8 by striking 'A rooftop enclosed structure with a maximum floor area of 735 square feet and a maximum height of 11 feet above the finished roof is permitted, provided it is occupied exclusively by Arts Activities Uses;' on Page 4, Lines 8-16, by inserting 'An enclosed building addition is permitted at the roof level provided it is 1) no more than 735 square feet, 2) no more than 11 feet above the finished roof, and 3) only occupied as an Arts Activities Use, subject to the following provisions. Such a building addition is permitted notwithstanding the bulk limits of Section 270, the sun access requirements of Section 132.3, the height limit exemptions for the features specified in Section 260(b), and the limit on the horizontal area for the features specified in Section 260(b)(1). However, such a building addition shall be included in the calculations of the horizontal area for any other proposed building additions or features to determine if other such additions or features meet applicable Code requirements;' and making conforming amendments throughout the ordinance. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

Ordinance amending the Planning Code to modify the 900 Kearny Street Special Use District to allow an enclosed rooftop building addition with a restricted arts activities use; amending the Planning Code to clarify the Use Size maximums applicable in the Chinatown Community Business District; and 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.

**Member Peskin moved that this Ordinance be RECOMMENDED AS AMENDED AS A COMMITTEE REPORT. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

**240349 [Commemorative Street Name Designation - "Midge Wilson Alley" - 100 Block of Elm Street]**

**Sponsor: Preston**

Resolution adding the commemorative street name "Midge Wilson Alley" to the 100 Block of Elm Street in recognition of Midge Wilson's incredible contribution to the children and families in the Tenderloin neighborhood.

04/02/24; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

04/10/24; REFERRED TO DEPARTMENT. Referred to Public Works for informational purposes.

04/26/24; NOTICED. Ten-Day Notice for May 6, 2024 Land Use and Transportation Committee hearing posted online, onsite, and mailed, pursuant to Public Works Code Section 789, et seq.

*Heard in Committee. Speaker(s): None.*

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

Ayes: 3 - Melgar, Preston, Peskin

**240243 [Hearing - City's Plan to Fulfill Housing Element's Extremely-Low Income Unit Obligation]****Sponsor: Peskin**

Hearing to receive presentations on the City's concrete plans to finance, underwrite and/or build the Housing Element's stated annual goal of 1,748 Extremely-Low Income (ELI) units, or 13,981 ELI units total over eight years, including concrete financing mechanisms and progress benchmarks; and requesting the Mayor's Office of Housing and Community Development and Department of Disability and Aging Services to report.

03/12/24; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

04/05/24; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and Community Development and the Department of Disability and Aging Services for informational purposes.

*Heard in Committee. Speaker(s): Rose Johns (Department of Disability and Aging Services); Daniel Adams, Director (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Manson Leung (Self Help for the Elderly); Wing Ho Leung; Speaker; Li Xianxun; Amalia Macias-Laventure (Asian Law Caucus); Speaker; Reinda Cordova; Maria Moreno; Maritza Aviles; Martiza Barre; Betty Traynor (Senior and Disability Action); Speaker; Speaker; Speaker; Charles Burns; Speaker; Robin Robinson; Zach Weisenberger (Young Community Developers); Stetson Hines (Black to the Future); Ali Canto (Young Community Developers); Leo; Crista Alarcón Luna (Mission Economic Development Agency); Charlie Sciammas (Council for Community Housing Organizations); Joseph Smooke (Race & Equity in all Planning Coalition); Theresa Imperial, Director, and Julien Ball (Bill Soro Housing Program); Zainaba Abualim; Allison Cayson; Shaya French (Senior and Disability Action); shared various concerns regarding the hearing matter.*

**Member Peskin moved that this Hearing be HEARD AND FILED. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

**ADJOURNMENT**

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 3:43 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.*