



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

Monday, October 30, 2023

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

President Aaron Peskin appointed Supervisor Hillary Ronen, in place of Supervisor Dean Preston, to the Land Use and Transportation Committee for the regular meeting of October 30, 2023, from the start of the meeting through 3:00 p.m.

Present: 4 - Myrna Melgar, Aaron Peskin, Hillary Ronen, and Rafael Mandelman

Excused: 1 - Dean Preston

The Land Use and Transportation Committee met in regular session on Monday, October 30, 2023, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:34 p.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Melgar, Member Peskin, and Member Ronen were noted present. Vice Chair Preston was noted not present. A quorum was present.

COMMUNICATIONS

John Carroll, Land Use and Transportation Committee Clerk, informed the public that on October 17, 2023, the Board of Supervisors approved a Motion discontinuing remote public comment and participation at all Board and Committee meetings; going forward all public comment will be taken in-person, with remote access only being provided for those who require an ADA accommodation.

(Written comments may be submitted through email to 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.

Vice Chair Preston Excused from Attendance

Chair Melgar moved to excuse Vice Chair Preston from attending the Land Use and Transportation Committee Regular Meeting of October 30, 2023. The motion carried by the following vote:

Ayes: 3 - Melgar, Peskin, Ronen

Excused: 1 - Preston

REGULAR AGENDA

230505 [Planning Code, Zoning Map, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District]**Sponsor: Engardio**

Ordinance amending the Planning Code to create the Wawona Street and 45th Avenue Cultural Center Special Use District (Assessor's Parcel Block No. 2513, Lot No. 026) to facilitate the redevelopment of a cultural center; amending the Zoning Map to show the Wawona Street and 45th Avenue Cultural Center 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 findings of public necessity, convenience, and welfare under Planning Code, Section 302.

05/02/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/1/2023.

05/05/23; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

06/07/23; 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. Separate environmental review for the Irish Cultural Center Project is underway.

07/25/23; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Engardio introduced a substitute Ordinance bearing the same title.

07/27/23; RESPONSE RECEIVED. On July 27, 2023, the Planning Commission met and held a duly noticed hearing and recommended approval for the proposed legislation.

08/01/23; RESPONSE RECEIVED. The Planner noted that Version 2 of the legislation would not need to be re-referred out, a transmittal would be forthcoming.

09/01/23; NOTICED. 10-Day Notice for 9/11/2023 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

09/11/23; CONTINUED. Heard in Committee. Speakers: Tita Bell (Office of Supervisor Joel Engardio); presented information and answered questions raised throughout the discussion. Eileen Boken; Evan Rosen; Speaker; spoke in support of the hearing matter.

Heard in Committee. Speakers: Supervisor Joel Engardio (Board of Supervisors); Gabi Pentoja (Planning Department); John Kevlin (United Irish Cultural Center); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Eileen Boken (Sunset Parkside Education and Action Committee SPEAK); Evan Rosen; Speaker; spoke in opposition to the ordinance matter. Thierry Fill; shared various concerns regarding the ordinance.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE to include amendment to the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District, subject to certification by the California Coastal Commission; on Page 3, Lines 4-5, by striking 'proposed amendment' and inserting 'Planning Code and Zoning Map amendments in this ordinance'; on Page 5, Lines 7-18, by inserting '(b) Upon enactment pursuant to this Section 5, the Director of the Planning Department shall submit this ordinance to the California Coastal Commission for certification as a Local Coastal Program Amendment. This ordinance shall be operative upon final certification by the California Coastal Commission. If the California Coastal Commission certifies this ordinance subject to modifications, this ordinance, as so modified, shall become operative 30 days after enactment of the modifications. Section 6. Transmittal of Ordinance. Upon certification by the California Coastal Commission, the Director of the Planning Department shall transmit a copy of the certified Local Coastal Program Amendment to the Clerk of the Board for inclusion in File No. 230505. The Planning Department shall also retain a copy of the certified Local Coastal Program Amendment in its Local Coastal Program files.'; and making conforming and clerical amendments throughout the ordinance. The motion carried by the following vote:

Ayes: 3 - Melgar, Peskin, Ronen

Excused: 1 - Preston

Ordinance amending the Planning Code to create the Wawona Street and 45th Avenue Cultural Center Special Use District (Assessor's Parcel Block No. 2513, Lot No. 026) to facilitate the redevelopment of a cultural center; amending the Zoning Map to show the Wawona Street and 45th Avenue Cultural Center Special Use District; amending the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District, subject to certification by the California Coastal Commission; 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.

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of November 27, 2023. The motion carried by the following vote:

Ayes: 3 - Melgar, Peskin, Ronen

Excused: 1 - Preston

230768 [Public Works Code - Authorizing and Permitting Neighborhood Amenities]**Sponsors: Melgar; Stefani, Mandelman, Ronen, Engardio and Chan**

Ordinance amending the Public Works Code to streamline and authorize the approval of certain neighborhood amenities, also known as Love Our Neighborhoods Projects, in sidewalks and other public right-of-ways within the Department of Public Works' jurisdiction, to reduce fees for certain minor encroachment permits, to waive certain annual encroachment assessments, to clarify the approval process for commemorative plaques, and to clarify the permitting, revocation, and restoration requirements for all minor encroachment permits; and affirming the Planning Department's determination under the California Environmental Quality Act.

06/27/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/27/2023.

06/30/23; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; and referred to Public Works, Office of the Assessor Recorder, and Arts Commission for informational purposes.

06/30/23; 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.

10/17/23; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Melgar introduced a substitute Ordinance bearing a new title.

10/25/23; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; and referred to Public Works, Office of the Assessor Recorder, and Arts Commission for informational purposes.

Heard in Committee. Speakers: Carla Short, Interim Director, and Beth Rubenstein (Public Works); presented information and answered questions raised throughout the discussion. Thaïs Arjo (San Francisco Parks Alliance); Andrew Robinson (East Cut Community Benefit District); shared support for the ordinance matter. Thierry Fill; Yolanda; Scott Feeney; Janet Tarlov (San Francisco Council of District Merchants Associations); Speaker; Speaker; Michael Smith; shared various concerns regarding the ordinance.

Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of November 27, 2023. The motion carried by the following vote:

Ayes: 3 - Melgar, Peskin, Ronen

Excused: 1 - Preston

Supervisor Ronen was noted not present at 3:19 p.m., and for the remainder of the meeting.

230701 [Planning Code - Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses]**Sponsors: Mayor; Engardio, Dorsey, Melgar and Stefani**

Ordinance amending the Planning Code to 1) permit additional commercial, retail, and restaurant uses on the ground floor in certain neighborhood commercial districts (NCDs) and residential districts; 2) principally permit Flexible Retail on the ground floor in NCDs and Chinatown mixed use districts; 3) create Professional Services as a use category that may provide services to the public and businesses and delete Non-Retail Professional Service and Retail Professional Service use subcategories; 4) create regulations for music entertainment venues and non-profit theaters distinct from regulations for Bars; 5) allow Limited Corner Commercial Uses in certain residential districts; 6) conditionally permit Formula Retail and Restaurant uses in certain commercial and residential districts; 7) amend Section 311 to remove neighborhood notice requirements for changes of use in the Eastern Neighborhoods mixed use districts; 8) expand business types that qualify for the Planning Department priority review program; 9) clarify that multiple allowable uses may co-locate on one site; 10) clarify and modify various other use regulations and processes; 11) establish a process to legalize certain unpermitted outdoor activity areas including restaurant patios; 12) permit additional retail and non-retail uses in specified NCDs; 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. (Economic Impact)

06/06/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/6/2023.

06/12/23; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

06/13/23; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for comment and recommendation.

06/27/23; RESPONSE RECEIVED. On June 26, 2023, the Small Business Commission met and voted to support the proposed legislation.

06/30/23; 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.

07/25/23; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. 7/25/23 - Mayor introduced a substitute Ordinance bearing a new title

10/03/23; RESPONSE RECEIVED. On September 7, 2023, the Planning Commission met and held a duly noticed hearing and recommended approval with modification for the proposed legislation.

Heard in Committee. Speakers: Katy Tang, Director (Office of Small Business); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. Simon Bertrang (San Francisco New Deal); shared support for the ordinance matter. Thierry Fill; Eric Brooks; Yolanda; George Wooding; Speaker; Janet Tarlov (San Francisco Council of District Merchants Associations); shared various concerns regarding the ordinance.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, to waive development impact fees and requirements in Article 4, with the exception of inclusionary housing (Section 415), for a five-year period for projects proposing certain changes in use; to modify or eliminate the proposed zoning controls changes for Chinatown Mixed Use Districts; Broadway Street NCD; Haight Street NCD; North Beach NCD, North Beach SUD, and North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict; Pacific Avenue NCD; Polk Street NCD; Jackson Square SUD; to delete the Mission Street Formula Retail Restaurant Subdistrict; to eliminate all proposed changes for Outdoor Activity Areas and Limited Commercial Uses; to modify Priority Processing provisions of Section 303.2 to more closely align with CB3P Program and to exempt North Beach; to correct the proposed cap on eating and drinking establishments in Mission Street NCTD to 179; to revert to existing code language to retain a 90-day abandonment period for Flexible Retail; and to make conforming and clerical changes throughout the ordinance. The motion carried by the following vote:

Ayes: 2 - Melgar, Peskin

Excused: 1 - Preston

Ordinance amending the Planning Code to 1) permit additional commercial, retail, and restaurant uses on the ground floor in certain neighborhood commercial districts (NCDs) and residential districts; 2) principally permit Flexible Retail on the ground floor in NCDs and Chinatown mixed use districts; 3) principally permit Retail Professional Services uses on all floors and conditionally permit Non-Retail Professional Services on the ground floor in specified NCDs; 4) create regulations for music entertainment venues and non-profit theaters distinct from regulations for Bars; 5) allow Limited Corner Commercial Uses in certain residential districts; 6) amend Section 311 to remove neighborhood notice requirements for changes of use in the Eastern Neighborhoods mixed use districts; 7) expand business types that qualify for the Planning Department priority review program; 8) clarify that multiple allowable uses may co-locate on one site; 9) clarify and modify various other use regulations and processes; 10) permit additional retail and non-retail uses in specified NCDs; 11) eliminate the Mission Street Formula Retail Restaurant Subdistrict; and 12) exempt eligible projects proposing a change in use from all development impact fees, with the exception of inclusionary housing fees, for a five-year period; 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.
(Economic Impact)

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of November 27, 2023. The motion carried by the following vote:

Ayes: 2 - Melgar, Peskin

Excused: 1 - Preston

President Peskin appointed Supervisor Mandelman, in place of Supervisor Ronen, to the Land Use and Transportation Committee for the regular meeting of October 30, 2023, during consideration of File No. 230446.

Present: 3 - Myrna Melgar, Aaron Peskin, and Rafael Mandelman

Excused: 1 - Dean Preston

230446 [Planning and Subdivision Codes, Zoning Map - Housing Production]**Sponsors: Mayor; Engardio and Dorsey**

Ordinance amending the Planning Code to encourage housing production by 1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations, and areas outside RH (Residential House) Districts within the Family Housing Opportunity Special Use District; 2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots in areas outside the Priority Equity Geographies Special Use District, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; 3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; 4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; 5) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; 6) exempting certain affordable housing projects from certain development fees; 7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; and 8) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity Geographies Special Use District; amending the Subdivision Code to update the condominium conversion requirements for projects utilizing residential density exceptions in RH Districts; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

04/18/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/18/2023.

04/26/23; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review; referred to the Mayor's Office of Housing and Community Development, Rent Board, Department of Building Inspection, and the Office of the Assessor-Recorder for informational purposes.

05/17/23; 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 then environment. Any physical projects would require separate environmental analysis or General Plan Evaluation under the 2022 Housing Element EIR.

06/06/23; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor introduced a substitute Ordinance bearing new title.

06/09/23; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and Community Development, Rent Board, Department of Building Inspection, and the Office of the Assessor-Recorder for informational purposes.

06/13/23; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

06/27/23; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor introduced a substitute Ordinance bearing the same title.

06/30/23; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for

environmental review; referred to the Mayor's Office of Housing and Community Development, Rent Board, Department of Building Inspection, and the Office of the Assessor-Recorder for informational purposes.

07/14/23; RESPONSE RECEIVED. The proposed amendments were covered in the San Francisco Housing Element 2022 Update Environmental Impact Report (EIR) certified on November 17, 2022.

07/20/23; RESPONSE RECEIVED. On June 29, 2023, the Planning Commission met and held a duly noticed hearing and recommended approval with modification for this proposed legislation.

09/08/23; NOTICED. 10-Day Notice for 9/18/2023 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

09/18/23; CONTINUED. Heard in Committee. Speakers: Aaron Starr (Planning Department); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Christopher Roach; Sarah Willmer; Speaker; Calvin Welch; Jane Natoli; Annie Fryman; Susanna Douglas; A. Gordon Atkinson; Christopher Oquist; Tes Welborn; Lev Weisbach; Chanel; Elizabeth; Jake Price; Paul Adamson; Barbara Bei; Adam; Steven; Jonathan Friedman; Veronica Lempert; Peter Papadopoulos; Charles Ayers; Erica Kaplan; Corey Smith; spoke in support of the hearing matter. Zach Karnazes; Lucy; Speaker; Speaker; Kathy Lipscomb; Speaker; Speaker; Speaker; Betty; Tom Gilbert; John Avalos; Nick Pasquariello; Speaker; Steve Leeds; Bridget Maley; Verna Shaheen; Katherine Petrin; Trevor Weinhurst; Chantelle Wilkinson; Erica Sawarage; Sue Hestor; Speaker; David Woo; Carmen Boquin; Speaker; Joseph Smooke; Tab Buckner; Lori Lederman; Anastasia Yovanopoulos; Renee Curran; Don Masumi; Larisa Pedroncelli; Amy Beinart; George Wooding; Eric Brooks; Francisco Carrera; Jonathan Mead; Angelica Segura-Brandi; Tracy Flandrich; Speaker; Bruce Wolfe; Jeannine; Robert Fruchtman; Katherine Howard; Michael Nulty; Speaker; Lea Thea; Speaker; Roisin Isner; Georgia Schuttish; Lorraine Petty; Stephanie Peake; spoke in opposition of the hearing matter. William Railing; Lou Esperante; spoke on various concerns relating to the hearing matter.

09/25/23; REFERRED TO DEPARTMENT. Referred to the Youth Commission for comment and recommendation.

10/02/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Aaron Starr (Planning Department); Supervisors Rafael Mandelman and Matt Dorsey (Board of Supervisors); Tom Paulino (Office of the Mayor); Rich Hillis, Director (Planning Department); Ozzie Rohm (San Francisco Land Use Coalition); presented information and answered questions raised throughout the discussion. Serena Calhoun; Speaker; Jane Natoli (YIMBY Action); Kevin Prine; Jonathan; spoke in support of the ordinance matter. Don Misumi; Eileen Boken; Anastasia Yovanopolous; Scott (Mission Liberation Center); Joseph Smooke (Westside Community Coalition); Theresa Flandrich (North Beach Tenants Association); Stephanie; Kim Tavaglione (San Francisco Labor Council); Renee; Jeantelle Laberinto (Race and Equity in All Planning Coalition); Max Williams; Skylar Sacoolas (Green Action For Health and Environmental Justice); Magik Altman; Anakh Sul Rama; Speaker; Christie Hanson; Howard Wong; Speaker; Rudy Gonzalez (San Francisco Labor Council); Lori Liederman; Mitchell Omerberg, Director (Affordable Housing Alliance); Katherine Petrin (San Francisco Heritage); Reyna Tello (PODER); Speaker; Steve Lee; Georgia Schuttish; Nancy Méndez, Manager (Excelsior Resource Hub); Layla Stanley (San Francisco Tenants Union); Gilbert Williams; Larissa Pedroncelli; Francisco Herrera; Amy Beinart; spoke in opposition to the ordinance matter. Eric Brooks (Our City San Francisco); Ozzie Rohm (San Francisco Land Use Coalition); Matthew Lew (Chinatown Community Development Center); Gary Gregerson; Molly Goldberg, Director (San Francisco Anti-Displacement Coalition); Regina Islas; Avi Gandhi (Chinatown Community Development Center); Kyle Doole; Kathy Lipscomb (Senior and Disability Action); Yolanda; Jake Price (Housing Action Coalition); Speaker; George Wooding; Christopher Marsh; Speaker; Carmen; Pryia (Race and Equity in All Planning Coalition); Speaker; Peter Papadopoulos (Mission Economic Development Agency); Speaker; Robert Fruchtman; Lorraine Petty; Sue Hestor; Adam; Speaker; Bridget Maley; Speaker; shared various concerns regarding the ordinance matter.

10/02/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

10/02/23; CONTINUED AS AMENDED. The Land Use and Transportation Committee requested that the City Attorney prepare a special review copy of the Ordinance, as twice amended, indicating the amendments provided by the Planning Department and Chair Melgar separately through highlighting in

different colors.

10/16/23; CONTINUED. Heard in Committee. Speakers: Supervisor Rafael Mandelman (Board of Supervisors); Richard Hillis, Director (Planning Department); presented information and answered questions raised throughout the discussion. Annie Fryman; (SPUR); Jake Price: Mike Chan; Jessica; Robert Fruchtman; Joel; Steve; spoke in support of the ordinance matter. Elizabeth; Luisa Roy; Francesca; Peter Warfield; Anastasia Yovanopolous; Speaker; spoke in opposition to the ordinance matter. Thierry Fill, Jonathan Randolph; shared various concerns regarding the ordinance.

Heard in Committee. Speakers: Aaron Starr (Planning Department); presented information and responded to questions raised throughout the discussion. Robert Fruchtman; shared support for the ordinance matter. Eric Brooks; Tes Welborn; Catherine Howard; Calvin Welch (Haight Ashbury Neighborhood Council); Steve Leeds; shared opposition to the ordinance. George Wooding; David Woo (SoMa Pilipinas); Jeantelle Laberinto (San Francisco Rent Coalition); Jaime Fonseca (Dolores Street Community Services); Sandra; Yolanda; Speaker; Carolyn Kenady; Charlie Sciammas (Council of Community Housing Organizations); Speaker; Speaker; Speaker; shared various concerns regarding the ordinance.

Member Mandelman requested that this matter be DUPLICATED

See Duplicate File No. 231142.

Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of November 27, 2023. The motion carried by the following vote:

Ayes: 3 - Melgar, Peskin, Mandelman

Excused: 1 - Preston

231142 [Planning and Subdivision Codes, Zoning Map - Housing Production]**Sponsors: Mayor; Engardio**

Ordinance amending the Planning Code to encourage housing production by 1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations, and areas outside RH (Residential House) Districts within the Family Housing Opportunity Special Use District; 2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots in areas outside the Priority Equity Geographies Special Use District, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; 3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; 4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; 5) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; 6) exempting certain affordable housing projects from certain development fees; 7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; and 8) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity Geographies Special Use District; amending the Subdivision Code to update the condominium conversion requirements for projects utilizing residential density exceptions in RH Districts; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

Duplicated from File No. 230446.

Member Mandelman moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by sunseting the Conditional Use requirements established by the Corona Heights Large Residence and the Central Neighborhoods Large Residence Special Use Districts at the end of 2024, and thereafter limiting the size of any Dwelling Units resulting from residential development in those Special Use Districts to 3,000 square feet of Gross Floor Area; and making conforming amendments throughout the ordinance. The motion carried by the following vote:

Ayes: 3 - Melgar, Peskin, Mandelman

Excused: 1 - Preston

Ordinance amending the Planning Code to encourage housing production by (1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations, and areas outside RH (Residential House) Districts within the Family Housing Opportunity Special Use District; (2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots in areas outside the Priority Equity Geographies Special Use District, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; (3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; (4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; (5) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; (6) exempting certain affordable housing projects from certain development fees; (7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; (8) sunsetting the Conditional Use requirements established by the Corona Heights Large Residence and the Central Neighborhoods Large Residence Special Use Districts at the end of 2024, and thereafter limiting the size of any Dwelling Units resulting from residential development in those Special Use Districts to 3,000 square feet of Gross Floor Area; and (9) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity Geographies Special Use District; amending the Subdivision Code to update the condominium conversion requirements for projects utilizing residential density exceptions in RH Districts; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

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, Peskin, Mandelman

Excused: 1 - Preston

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 4:12 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.