



# City and County of San Francisco

## Meeting Agenda

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

### Land Use and Transportation Committee

*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, November 27, 2023

1:30 PM

City Hall, Legislative Chamber, Room 250

**Regular Meeting**

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## ROLL CALL AND ANNOUNCEMENTS

## COMMUNICATIONS

## AGENDA CHANGES

## REGULAR AGENDA

1. [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; 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.

5/2/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

5/5/23; REFERRED TO DEPARTMENT.

6/7/23; RESPONSE RECEIVED.

7/25/23; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee.

7/27/23; RESPONSE RECEIVED.

8/1/23; RESPONSE RECEIVED.

9/1/23; NOTICED.

9/11/23; CONTINUED.

10/30/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

10/30/23; CONTINUED AS AMENDED.

10/31/23; NOTICED.

11/6/23; REFERRED TO DEPARTMENT.

11/8/23; NOTICED.

11/13/23; RESPONSE RECEIVED.

11/17/23; NOTICED.

2. [231137](#) **[Local Coastal Program Amendment - 2700-45th Avenue - Wawona Street and 45th Avenue Cultural Center Special Use District]**

**Sponsor: Engardio**

Resolution transmitting to the California Coastal Commission for review and certification an amendment to the Implementation Program portion of the certified Local Coastal Program for the creation of the Wawona Street and 45th Avenue Cultural Center Special Use District on the parcel located at 2700-45th Avenue; and affirming the Planning Department’s determination under the California Environmental Quality Act.

10/31/23; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

11/14/23; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee.

3. [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.

6/27/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

6/30/23; REFERRED TO DEPARTMENT.

6/30/23; RESPONSE RECEIVED.

10/17/23; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee.

10/25/23; REFERRED TO DEPARTMENT.

10/30/23; CONTINUED.

10/31/23; RESPONSE RECEIVED.

*The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on November 28, 2023.*

4. [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) 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)

6/6/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

6/12/23; REFERRED TO DEPARTMENT.

6/13/23; REFERRED TO DEPARTMENT.

6/27/23; RESPONSE RECEIVED.

6/30/23; RESPONSE RECEIVED.

7/25/23; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee.

10/3/23; RESPONSE RECEIVED.

10/30/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

10/30/23; CONTINUED AS AMENDED.

11/6/23; REFERRED TO DEPARTMENT.

*The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on November 28, 2023.*

**5. 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.

4/18/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

4/26/23; REFERRED TO DEPARTMENT.

5/17/23; RESPONSE RECEIVED.

6/6/23; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee.

6/9/23; REFERRED TO DEPARTMENT.

6/13/23; REFERRED TO DEPARTMENT.

6/27/23; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee.

6/30/23; REFERRED TO DEPARTMENT.

7/14/23; RESPONSE RECEIVED.

7/20/23; RESPONSE RECEIVED.

9/8/23; NOTICED.

9/18/23; CONTINUED.

9/25/23; REFERRED TO DEPARTMENT.

10/2/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

10/2/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

10/2/23; CONTINUED AS AMENDED.

10/16/23; CONTINUED.

10/30/23; DUPLICATED.

10/30/23; CONTINUED.

*The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on November 28, 2023.*

6. [231175](#) **[Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the “Policy and Practice Review” Letter]**

**Sponsors: Peskin; Chan**

Resolution directing the City Attorney and the City Lobbyist, on behalf of the City, to request that the State Department of Housing and Community Development (HCD) extend the Housing Element Implementation Action Plan deadline to ensure all of San Francisco’s extensive, collaborative work to further housing development does not 1) lead to de-certification of San Francisco’s thorough and adopted Housing Element; 2) to revise and correct HCD’s “Policy and Practice Review” letter to be responsive to San Francisco’s adopted Housing Element, including its actions on affordable housing and equity; and 3) to be responsive to the City’s legal obligations to affirmatively further Fair Housing, San Francisco’s Chartered legislative process, and San Francisco’s status as a Charter City imbued with the power of local action over municipal affairs.

11/7/23; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

*The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on November 28, 2023.*

## ADJOURNMENT

*NOTE: Pursuant to Government Code Section 65009, the following notice is hereby given: if you challenge, in court, the general plan amendments or planning code and zoning map amendments described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.*

## LEGISLATION UNDER THE 30-DAY RULE

*NOTE: The following legislation will not be considered at this meeting. Board Rule 3.22 provides that when an Ordinance or Resolution is introduced which would CREATE OR REVISE MAJOR CITY POLICY, the Committee to which the legislation is assigned shall not consider the legislation until at least thirty days after the date of introduction. The provisions of this rule shall not apply to the routine operations of the departments of the City or when a legal time limit controls the hearing timing. In general, the rule shall not apply to hearings to consider subject matter when no legislation has been presented, nor shall the rule apply to resolutions which simply URGE action to be taken.*

### **231045**

#### **[Planning Code - Landmark Designation - Sacred Heart Parish Complex]**

Ordinance amending the Planning Code to designate the Sacred Heart Parish Complex, located at 546-548 Fillmore Street, 554 Fillmore Street, 735 Fell Street, and 660 Oak Street, Assessor's Parcel Block No. 0828, Lot Nos. 12, 21, 22, and 22A, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; 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. (Historic Preservation Commission)

10/10/23; RECEIVED FROM DEPARTMENT.

10/24/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

### **231125**

#### **[Building, Green Building, Mechanical, and Plumbing Codes - Amending Findings Supporting Enactment of 2022 Codes]**

Ordinance amending the local findings included by reference in the following Ordinances: 1) 2022 San Francisco Building Code (Ordinance No. 225-22); 2) 2022 San Francisco Green Building Code (Ordinance No. 227-22); 3) 2022 San Francisco Mechanical Code (Ordinance No. 228-22); 4) San Francisco Plumbing Code (Ordinance No. 230-22); and directing the Clerk of the Board to forward the Ordinance to the California Building Standards Commission as required by State law. (Building Inspection Commission)

10/30/23; RECEIVED FROM DEPARTMENT.

11/7/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/15/23; REFERRED TO DEPARTMENT.

### **231130**

#### **[Existing Building Code - Supplemental Inspections for Tall Buildings] Sponsor: Peskin**

Ordinance amending the Existing Building Code to require buildings with 15 or more stories to conduct and submit supplemental inspection reports that will focus on windows and exterior glass surfaces to identify any defective or damaged materials that may cause glass failure; and affirming the Planning Department's determination under the California Environmental Quality Act.

10/31/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/8/23; REFERRED TO DEPARTMENT.

**231144****[Planning, Administrative Codes - Code Corrections Ordinance]**

Ordinance amending the Planning and Administrative Codes to correct typographical errors, update outdated cross-references, and make non-substantive revisions to clarify or simplify Code language; 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)

11/2/23; RECEIVED FROM DEPARTMENT.

11/14/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

**231163****[Fire Code - Filing of Proof of Inspections with Fire Department and Requiring Five Feet of Access to Divided Lot Structures]****Sponsor: Chan**

Ordinance amending the Fire Code to require filing with the Fire Department records of five-year inspection of fire sprinkler systems and annual inspection of fire alarm and detection systems, mandate a filing fee to ensure that the costs of providing for such filings are recovered without producing revenue that is significantly more than such costs, and require a minimum five feet access from the public-right-of-way to residential structures on newly subdivided lots; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

11/7/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/15/23; REFERRED TO DEPARTMENT.

**231164****[Planning Code - Downtown Rail Extension Fee Waiver]****Sponsors: Dorsey; Mandelman**

Ordinance amending the Planning Code to conditionally waive certain fees for projects along the corridor of the Downtown Rail Extension; 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.

11/7/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/15/23; REFERRED TO DEPARTMENT.



**231185****[Planning, Administrative Codes - Conditional Use Authorization for Removal of Unauthorized Unit]****Sponsor: Melgar**

Ordinance amending the Planning Code to waive the Conditional Use Authorization requirement for removal of an unauthorized unit in a single-family home where the owner satisfies certain eligibility criteria, waive the Conditional Use Authorization requirement for removal of an unauthorized unit where that unit does not satisfy open space, dwelling unit exposure, or minimum floor-to-ceiling height requirements, update the required Conditional Use Authorization findings for removal of an unauthorized unit to account for the history of tenancies in that unit; amending the Administrative Code to require that where an owner obtains an exemption from the Conditional Use Authorization requirement to remove an unauthorized unit from a qualifying single-family home, the single-family home shall be subject to the rent increase limitations of the Rent Ordinance; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

11/14/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/17/23; REFERRED TO DEPARTMENT.

### Agenda Item Information

Each item on the Consent or Regular agenda may include the following documents: 1) Legislation; 2) Budget and Legislative Analyst report; 3) Department or Agency cover letter and/or report; 4) Public correspondence. These items are available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, Reception Desk or at <https://sfbos.org/legislative-research-center-lrc>.

### Meeting Procedures

The Board of Supervisors is the legislative body of the City and County of San Francisco. The Board has several standing committees where legislation is the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing on measures which have been heard in committee.

Board procedures do not permit: 1) vocal or audible support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones or electronic devices; 3) bringing in or displaying signs in the meeting room; and 4) standing in the meeting room. Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives; except that public speakers using interpretation assistance will be allowed to testify for twice the amount of time. If simultaneous interpretation services are used, speakers will be governed by the public testimony time limit applied to speakers not requesting interpretation assistance. Members of the public who want to display a document should place it on the overhead during their public comment and remove the document when they want the screen to return to live coverage of the meeting.

**IMPORTANT INFORMATION:** The public is encouraged to testify at Board and Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding agenda items. These comments will be made a part of the official public record and brought to the attention of the Board of Supervisors. Written communications should be submitted to the Clerk of the Board or the Clerk of the Committee: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications not received prior to the hearing may be delivered to the Clerk of the Board or the Clerk of the Committee and will be shared with the Members.

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**LANGUAGE INTERPRETERS:** Language services are available in Spanish, Chinese and Filipino if requests are made at least 48 hours in advance of the meeting, to help ensure availability. For more information or to request services: Contact Wilson Ng at (415) 554-5184.

**傳譯服務:** 所有常規及特別市參事會會議和常務委員會會議將提供西班牙文, 中文以及菲律賓文的傳譯服務, 但必須在會議前最少48小時作出請求, 以確保能獲取到傳譯服務。將因應請求提供交替傳譯服務, 以便公眾向有關政府機構發表意見。如需更多資訊或請求有關服務, 請致電 (415) 554-5184 聯絡我們。

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**PAUNAWA:** Mayroong serbisyong pang-wika sa Espanyol, Tsino at Pilipino para sa lahat ng mga regular at espesyal na pagpupulong ng Board, at Komite ng Board. Sa kasalukuyan, mayroong serbisyo sa wikang Pilipino na maaaring hilingin, 48 oras (o mas maaga) bago ng pagpupulong upang matiyak na matutugunan ang inyong kahilingan. Para sa karagdagang impormasyon o para humiling ng serbisyo pang-wika, tawagan lamang ang (415) 554-5184.

### **Americans with Disabilities Act (ADA) and Reasonable Accommodations**

The ADA is a civil rights law that protects people with different types of disabilities from discrimination in all aspects of social life. More specifically, Title II of the ADA requires that all programs offered through the state and local government such as the City and County of San Francisco must be accessible and usable to people with disabilities. The ADA and City policy require that people with disabilities have equal access to all City services, activities, and benefits. People with disabilities must have an equal opportunity to participate in the programs and services offered through the City and County of San Francisco. If you believe your rights under the ADA are violated, contact the ADA Coordinator.

Ordinance No. 90-10 added Section 2A.22.3 to the Administrative Code, which adopted a Citywide Americans with Disabilities Act Reasonable Modification Policy that requires City departments to: (1) provide notice to the public of the right to request reasonable modification; (2) respond promptly to such requests; (3) provide appropriate auxiliary aids and services to people with disabilities to ensure effective communication; and (4) train staff to respond to requests from the public for reasonable modification, and that requires the Mayor's Office on Disability to provide technical assistance to City departments responding to requests from the public for reasonable modifications.

Meetings are real-time captioned and are cablecast open-captioned on SFGovTV at [www.sfgovtv.org](http://www.sfgovtv.org) or Cable Channels 26, 28, 78 or 99 (depending on your provider). Board and Committee meeting agendas and minutes are available on the Board's website [www.sfbos.org](http://www.sfbos.org) and adhere to web development Federal Access Board's Section 508 Guidelines. For reasonable accommodations, please contact (415) 554-5184 or (415) 554-5227 (TTY). Board of Supervisors' Rules of Order 1.3.3 does not permit remote public comment by members of the public at meetings of the Board and its committees, except as legally required to enable people with disabilities to participate in such meetings. If you require remote access as a means of reasonable accommodation under ADA, please contact the Clerk's Office to request remote access, including a description of the functional limitation(s) that precludes your ability to attend in person. Requests made at least 48 hours in advance of the meeting will help to ensure availability. For further assistance, please contact Wilson Ng at (415) 554-5184 [wilson.l.ng@sfgov.org](mailto:wilson.l.ng@sfgov.org).

### **Know Your Rights Under The Sunshine Ordinance**

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-5163; or by email at [softf@sfgov.org](mailto:softf@sfgov.org) Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67, on the Internet at <http://www.sfbos.org/sunshine>.

### **Ethics Requirements**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code, Section 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; web site <http://www.sfgov.org/ethics>.

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit <http://www.sfethics.org>.