



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: Erica Major (415) 554-4441

Monday, July 11, 2022

1:30 PM

City Hall, Legislative Chamber, Room 250

IN-PERSON MEETING
City Hall, Legislative Chamber, Room 250

(remote access provided)
(remote public comment provided via teleconference)

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

The Land Use and Transportation Committee met in regular session, in-person with remote access and public comment via telephone, on Monday, July 11, 2022, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:32 p.m.

Remote Access to Information and Participation

The Board of Supervisors and its committees will convene hybrid meetings that will allow in-person attendance, remote access, and public comment via teleconference. Visit the SFGovTV website at (www.sfgovtv.org) to stream the live meetings and watch meetings on demand or watch live meetings on San Francisco Cable Channels 26, 28, 78 or 99 (depending on your provider). Members of the public may provide public comment in-person at the above noticed location or remotely via teleconference (detailed instructions available at: <https://sfbos.org/remote-meeting-call>). Individuals who wish to share documents during a hearing must provide them to the Clerk 48 hours in advance (Erica.Major@sfgov.org); equipment is not available to share hard copy documents received in-person.

Members of the public attending in-person may be required to wear masks or adhere to current orders, please visit https://sfbos.org/in_person_meeting_guidelines for the current guidelines.

Members of the public may also submit their comments by email to: Erica.Major@sfgov.org; all comments received will be made a part of the official record. Regularly scheduled Land Use and Transportation Committee Meetings begin at 1:30 p.m. every Monday of each month. Committee agendas and their associated documents are available at <https://sfbos.org/committees>.

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.

AGENDA CHANGES

There were no agenda changes.

COMMUNICATIONS

*Erica Major, Land Use and Transportation Clerk, instructed members of the public, when general public comment is called, to contribute live comments for up to two minutes in-person or by dialing the provided telephone number. In-person public comment will be taken before remote public comment is called. Those who are providing public comment remotely must dial * 3 to be added to the remote queue to speak. Written comments may be submitted through email Erica.Major@sfgov.org or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.*

REGULAR AGENDA

211232 [Administrative Code - Housing Innovation Program]

Sponsors: Melgar; Mar and Mandelman

Ordinance amending the Administrative Code to create the Housing Innovation Program to develop, finance, and support certain additional housing opportunities for low-income and moderate-income residents, including loans and technical assistance for certain low-income and moderate-income property owners to construct accessory dwelling units or other new units on their property, subject to certain conditions, loans for certain low-income and moderate-income tenants who are at risk of displacement and licensed childcare providers, and grants for organizations to create marketing and educational materials about wealth-building and homeownership for residents who have been historically disadvantaged and to develop creative construction design prototypes for low-income and moderate-income residents.

11/30/21; ASSIGNED UNDER 30 DAY RULE to Rules Committee, expires on 12/30/2021.

12/03/21; REFERRED TO DEPARTMENT. Referred to MOHCD for informational purposes.

01/11/22; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Melgar substituted an Ordinance bearing a new title.

01/18/22; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and Community Development for informational purposes.

01/31/22; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Sheila Nickolopoulos and Maria Benjamin (Mayor's Office of Housing and Community Development); Supervisor Gordon Mar (Board of Supervisors); presented information and answered questions raised throughout the discussion. Naeemah Charles (Children's Council); Anastasia Yovanopoulos (Anti-Displacement Coalition); Maria Underwood; Monique Izri; Corey Smith (San Francisco Housing Action Coalition); spoke in support of the hearing matter. Lorraine Petty (Senior and Disability Action); Pat Wilson (Family Childcare); Liz Winograd (San Francisco Child Care Planning and Advisory Council); Mary Thomas; Alex (Children's Council San Francisco); Theresa Flandrich (Senior and Disability Action); Peter Papadopoulos; Speaker; spoke on various concerns relating to the hearing matter.

01/31/22; CONTINUED AS AMENDED.

06/13/22; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: John Avalos (Council of Community Housing Organizations); Zack Wiesenberger; Anastasia Yovanopoulos; Corey Smith (San Francisco Housing Action Coalition); Chris Jenkins; spoke in support of the hearing matter.

06/13/22; CONTINUED AS AMENDED.

Heard in Committee. Speakers: None.

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

Ayes: 3 - Melgar, Preston, Peskin

220716 [Initiating Landmark Designation Amendment - St. James Presbyterian Church]**Sponsors: Walton; Peskin, Melgar and Preston**

Resolution initiating an amendment to the landmark designation of 240 Leland Avenue (aka St. James Presbyterian Church), Assessor's Parcel Block No. 6246, Lot No. 012, under Article 10 of the Planning Code.

06/07/22; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speakers: President Shamann Walton (Board of Supervisors); presented information and answered questions raised throughout the discussion. Kieramam; Cynthia Cox; Edie Jeff; Russell Moreen (Visitacion Project); spoke in support of the hearing matter.

Supervisors Peskin, Melgar, and Preston be added as co-sponsors.

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

Ayes: 3 - Melgar, Preston, Peskin

220396 [Commemorative Street Name Designation - "United Playaz Way" - 1000 Block of Howard Street]**Sponsors: Walton; Dorsey**

Resolution approving the addition of the commemorative street name "United Playaz Way" to the 1000 Block of Howard Street in recognition of 25 years of incredible, life-saving violence prevention and youth development work of United Playaz in the South of Market.

04/12/22; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

04/22/22; REFERRED TO DEPARTMENT. Referred to Public Works and Arts Commission pursuant to Public Works, Section 789.5.

07/01/22; NOTICED. 10 Day Notice for 7/11/2022 Land Use and Transportation Committee hearing posted online and mailed, pursuant to Public Works Code Section 789, et seq.

Heard in Committee. Speaker: President Shamann Walton (Board of Supervisors); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Preston, Peskin

220543 [Summary Street Vacation - Michigan Street in Connection with MUNI Metro East Improvements - Interdepartmental Property Transfer]**Sponsor: Walton**

Ordinance ordering the summary street vacation of a portion of Michigan Street, generally bounded by Assessor's Parcel Block No. 4298 to the north and west, Assessor's Parcel Block No. 4310 to the east, and Cesar Chavez Street to the south, conditioned upon the San Francisco Municipal Transportation Agency ("SFMTA") Board of Directors' approval of the interdepartmental transfer of the vacation area to SFMTA, to facilitate the improvement of the MUNI Metro East maintenance facility; approving the interdepartmental transfer of the vacation area from Public Works to SFMTA, subject to the approval of the SFMTA Board of Directors; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in furtherance of this Ordinance, as defined herein.

05/10/22; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/9/2022.

05/18/22; REFERRED TO DEPARTMENT. Referred to Public Works, Municipal Transportation Agency, Real Estate Division, and Office of the City and County Surveyor for informational purposes.

06/26/22; NOTICED. First 14 Day Notice for 7/11/2022 Land Use and Transportation Committee hearing published in the Examiner and posted pursuant to Streets and Highways Code Section 8320 and 8322.

07/03/22; NOTICED. Second 14 Day Notice for 7/11/2022 Land Use and Transportation Committee hearing published in the Examiner and posted pursuant to Streets and Highways Code Section 8320 and 8322.

Heard in Committee. Speakers: John Kwong (Public Works); presented information and answered questions raised throughout the discussion. David Pilpel; spoke on various concerns relating to the hearing matter.

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

Ayes: 3 - Melgar, Preston, Peskin

220706 [Potrero HOPE SF Project, Phase 1 - Accepting Portions of 25th Street and Connecticut Street]**Sponsors: Mayor; Walton**

Ordinance accepting an irrevocable offer of public improvements associated with Potrero HOPE SF Project, Phase 1, including portions of 25th Street and Connecticut Street ("Phase 1 Public Infrastructure"); dedicating the Phase 1 Public Infrastructure to public use; designating such public infrastructure for street and roadway purposes; establishing official public right-of-way widths and street grades; amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" to establish official sidewalk width on the abovementioned street areas; accepting the Phase 1 Public Infrastructure for City maintenance and liability purposes, subject to specified limitations; adopting findings 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; accepting a Public Works Order recommending various actions in regard to the public infrastructure improvements; and authorizing official acts, as defined herein, in connection with this Ordinance.

06/07/22; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/7/2022.

Heard in Committee. Speakers: Sara Amaral (Mayor's Office of Housing and Community Development); Marquez Gray (HOPE SF); presented information and answered questions raised throughout the discussion.

Member Peskin moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

220707 [Sunnydale HOPE SF - Accepting the Phase 1A-1 and 1A-2 Required Infrastructure]**Sponsors: Mayor; Walton**

Ordinance accepting an irrevocable offer of public infrastructure and real property associated with Sunnydale HOPE SF Phase 1A-1 and 1A-2 public infrastructure improvements, including the improvements described and depicted in Public Works Permit No. 19IE-00564 and subsequent Instructional Bulletins ("Phase 1A-1 and 1A-2 Required Infrastructure"); declaring City property and additional property as shown on official Public Works maps as open public right-of-way; dedicating the Phase 1A-1 and 1A-2 Required Infrastructure to public use; designating such public infrastructure for street and roadway purposes; establishing official public right-of-way widths and street grades; amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" to establish official sidewalk width on the abovementioned street areas; accepting the Phase 1A-1 and 1A-2 Required Infrastructure for City maintenance and liability purposes, subject to specified limitations; adopting findings 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; accepting a Public Works Order recommending various actions in regard to the public infrastructure improvements; and authorizing official acts, as defined herein, in connection with this Ordinance.

06/07/22; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/7/2022.

Heard in Committee. Speakers: Sara Amaral (Mayor's Office of Housing and Community Development); Marquez Gray (HOPE SF); presented information and answered questions raised throughout the discussion.

Member Peskin moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

220760 [Master Major Encroachment Permit - Sunnydale HOPE SF]**Sponsors: Mayor; Walton**

Resolution granting revocable permission to Sunnydale Infrastructure, LLC, to construct and maintain encroachments in the public right-of-way, including but not limited to retaining walls, irrigation lines, community gateway and perimeter markers, and vehicular directional signs; adopting environmental findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

06/28/22; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speakers: Sara Amaral (Mayor's Office of Housing and Community Development); Marquez Gray (HOPE SF); presented information and answered questions raised throughout the discussion.

Member Peskin moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

211092 [Planning Code - Automotive Uses]**Sponsor: Mayor**

Ordinance amending the Planning Code to increase density on lots with auto-oriented uses where housing is permitted, except for Residential-Mixed (RM) and Residential-Commercial (RC) districts and designated historic districts, but which do not currently have any residential use or a legacy business, and to remove the Conditional Use requirement to change the use of an Automobile Service Station or Automotive Use to another use, and amend zoning control tables to reflect this change; 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 as required by Planning Code, Section 302.

10/19/21; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/18/2021.

10/22/21; 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; the Department of Public Health, Department of the Environment, Department of Building Inspection, Real Estate Department, Public Works, and Mayor's Office of Workforce and Economic Development for informational purposes.

12/20/21; RESPONSE RECEIVED. On December 9, 2021, the Commission met and held a duly noticed hearing and recommend approval with modifications for the proposed legislation.

02/15/22; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor Breed introduced a substitute Ordinance bearing the same title.

02/23/22; REFERRED TO DEPARTMENT. Referred to the Planning Commission for comment and recommendation; Planning Department for environmental review; Department of Public Health, Department of Building Inspection, Real Estate Division, and Mayor's Office of Economic and Workforce Development for informational purposes; and Small Business Commission for comment and recommendation.

02/24/22; RESPONSE RECEIVED. The proposed legislation did not warrant a new hearing; the Commission considered the proposed language.

02/28/22; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Andres Powers (Mayor's Office); Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Milo Trauss; Speaker; Speaker (Cars for Casas); Speaker; Peter Papadopoulos (Mission Economic Development Agency (MEDA)); spoke in support of the hearing matter. Maria (Calle 24 Latino Cultural District); Speaker; Jean Hung Woo; Rachel Hung; spoke on various concerns relating to the hearing matter.

06/13/22; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Aaron Starr and Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. Cliff Peterson; Donna Hurwitz; Matt Wiesenberger; Will Frankle; Corey Smith (San Francisco Housing Action Coalition); spoke on various concerns relating to the hearing matter.

06/13/22; CONTINUED AS AMENDED.

Heard in Committee. Speakers: Aaron Starr (Planning Department); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Corey Smith (San Francisco Housing Action Coalition); spoke in support of the hearing matter. Alan Silvingson; Thess Melbourne; Speaker; Steph Polo; Anastasia Yovanopoulos; Speaker; Kenneth Russell; Maureen; Zack Weisenberger; Brendan Powell; Jeff Montes; Jim Chappell; spoke on various concerns relating to the hearing matter.

Member Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 2, Lines 14-15, by striking 'Cars to Casas' and replacing it with 'Automotive Use to Housing Uses'; and adding other clarifying and conforming changes. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Ordinance amending the Planning Code to remove the Conditional Use requirement to change the use of an Automobile Service Station or Automotive Use to another use, and amend zoning control tables to reflect this change; 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 as required by Planning Code, Section 302.

See *DUPLICATE File No. 220811*.

Vice Chair Preston requested this matter be DUPLICATED.

Vice Chair Preston moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 1, by striking ‘; Housing Density’ from the short title; on Page 1, Lines 3-5, by striking ‘ increase density on lots with auto-oriented uses where housing is permitted, but which do not currently have any residential use or a legacy business, and’ from the long title; by striking Planning Code, Section 207; and adding other clarifying and conforming changes. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

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, Preston, Peskin

220811 [Planning Code - Automotive Uses]

Sponsor: Mayor

Ordinance amending the Planning Code to increase density on lots with auto-oriented uses where housing is permitted, except for Residential-Mixed (RM) and Residential-Commercial (RC) districts and designated historic districts, but which do not currently have any residential use or a legacy business, and to remove the Conditional Use requirement to change the use of an Automobile Service Station or Automotive Use to another use, and amend zoning control tables to reflect this change; 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 as required by Planning Code, Section 302.

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

Ayes: 3 - Melgar, Preston, Peskin

220036 [Planning Code - Electric Vehicle Charging Locations]**Sponsors: Mayor; Mandelman, Stefani, Melgar, Mar and Dorsey**

Ordinance amending the Planning Code to create Electric Vehicle Charging Location and Fleet Charging as Automotive Uses, allow conversion of Automotive Service Stations to Electric Vehicle Charging Locations without Conditional Use authorization and principally permit conversion of other Automotive Uses to Electric Vehicle Charging Locations, revise zoning control tables to reflect these changes, and require annual reporting by the Planning Department regarding Electric Vehicle Charging Location and Fleet Charging project approvals; 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.

01/11/22; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/10/2022.

01/18/22; 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; and the Department on the Environment, San Francisco Municipal Transportation Agency, and Public Works for informational purposes.

02/10/22; 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. Individual projects will require environmental review.

05/03/22; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor Breed introduced a substitute Ordinance bearing a new title.

05/11/22; 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; and the Department on the Environment, San Francisco Municipal Transportation Agency, and Public Works for informational purposes.

05/12/22; 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. Individual project will require separate environmental review.

05/17/22; RESPONSE RECEIVED. On April 14, 2022, the Planning Commission conducted a duly noticed hearing and recommended approval with modifications for the proposed legislation.

05/17/22; RESPONSE RECEIVED. Staff confirmed that the substitute version of the legislation was heard and considered at a previous meeting and the Commission did not need to re-hear the substitute version of the proposed legislation.

06/13/22; CONTINUED. Heard in Committee. Speakers: Lowell Chu and Charles Sheehan (Department of the Environment); Aaron Starr and Corey Teague (Planning Department); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Will Pierce; Lou Peterson; Angel; spoke in support of the hearing matter. Speaker; Alex Lantsberg; Adam Mohave; Mark Weinberger; David Pilpel; spoke on various concerns relating to the hearing matter.

Heard in Committee. Speakers: Charles Sheehan (Department of the Environment); Anne Pearson (Office of City Attorney); presented information and answered questions raised throughout the discussion. Mark Gleason; Speaker; Nicole Meyers; Felicia Petrocelli; Zack Wiesenberger; spoke on various concerns relating to the hearing matter.

Member Peskin moved that this Ordinance be AMENDED, AN AMENDMEN TO THE WHOLE BEARING SAME TITLE, on Page 7, Line 12, by adding 'more than' before 'one' and striking 'or more'; on Page 7, Lines 13-15, by striking 'include up to one-third of the total Electric Vehicle Charging Stations dedicated to Fleet Charging as an accessory use per Section 204.6(a), and may'. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of July 18, 2022. 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 3:24 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.