



City and County of San Francisco
Meeting Minutes
Land Use and Transportation Committee

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

Members: Myrna Melgar, Chyanne Chen, Bilal Mahmood

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

Monday, June 9, 2025

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Myrna Melgar, Chyanne Chen, and Bilal Mahmood

The Land Use and Transportation Committee met in regular session on Monday, June 9, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:32 p.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Melgar, Vice Chair Chen, and Member Mahmood were noted present. A quorum was present.

COMMUNICATIONS

John Carroll, Land Use and Transportation Committee Clerk, instructed members of the public that public comment is taken on each item on the agenda. Alternatively, written comments may be submitted through email (john.carroll@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

250548 [Approve Project List - California Senate Bill 1 Road Repair and Accountability Act of 2017 - Local Streets and Road Program - Road Maintenance and Rehabilitation Account Funds - FY2025-2026]

Sponsor: Mayor

Resolution approving the list of projects to be funded by Fiscal Year (FY) 2025-2026 Road Maintenance and Rehabilitation Account funds for the Local Streets and Road Program as established by California Senate Bill 1, the Road Repair and Accountability Act of 2017. (Public Works)

05/20/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Ian Schneider (Public Works); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Chen, Mahmood

250140 [Planning Code, Zoning Map - Projecting Signs in Neighborhood Commercial and Residential-Commercial Districts]**Sponsors: Sherrill; Sauter, Melgar, Mandelman, Dorsey and Mahmood**

Ordinance amending the Planning Code to allow two projecting signs for all corner businesses in all Neighborhood Commercial and Residential-Commercial Districts citywide, and abolishing the 2301 Chestnut Street Special Sign District; amending the Zoning Map to reflect that District's abolition; 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.

02/11/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/13/2025.

02/26/25; 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. Referred to the Small Business Commission for review and response. Referred to the Office of Economic and Workforce Development for informational purposes.

03/11/25; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

05/27/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on May 15, 2025, and recommended approval of the proposed legislation.

05/30/25; NOTICED. Ten-day notice for June 9, 2025 Land Use and Transportation committee hearing posted and published in the Examiner and posted, pursuant to California Government Code, Sections 65856 & 65090.

Heard in Committee. Speaker(s): Lorenzo Rosas (Office of Supervisor Sherrill); Audrey Merlone (Planning Department); Supervisor Matt Dorsey (Board of Supervisors); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Chen, Mahmood

250257 [Planning, Building Codes - Interim Housing in Hotels and Motels]**Sponsor: Mayor**

Ordinance amending the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code, and authorizing the reestablishment of hotel use for certain Shelter-In-Place hotels; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, allowing reestablishment of hotel use for Shelter-In-Place hotels, and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City; 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.

03/17/25; DUPLICATED AS AMENDED.

03/17/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Duplicated from File No. 241067.

03/17/25; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

03/18/25; REFERRED TO DEPARTMENT. Referred to the Budget and Legislative Analyst for review and fiscal impact determination pursuant to Administrative Code, Section 2.6-3.

03/19/25; 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.

05/19/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on May 8, 2025, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Supervisor Matt Dorsey (Board of Supervisors); Emily Cohen (Department of Homelessness and Supportive Housing); Dr. Christy Soran (Department of Public Health); presented information and answered questions raised throughout the discussion.

Member Mahmood moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Lines 3-10, to read 'Ordinance amending the Planning Code to allow certain tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code, and authorizing the reestablishment of hotel use for certain Shelter-In-Place hotels; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, allowing reestablishment of hotel use for Shelter-In-Place hotels; 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'; on Page 8, Lines 3-4, to read 'Interim Housing is authorized at only the following locations: Block 3519, Lots 006, 101, and 012; Block 0496, Lot 013; Block 3731, Lot 003; and Block 3703, Lot 081'; on Page 9, Lines 1-10, to read 'Termination of Interim Housing Use. Prior to the termination of the Interim Housing use authorized under this Section 202.15, the Department of Homelessness and Supportive Housing, or other City funding agency, if applicable, shall work with the Interim Housing service provider, if any, to relocate existing program participants prior to the time the Interim Housing use terminates. No less than one year prior to expiration of any agreement to provide Interim Housing, the property owner or landlord shall provide notice to the City agency that funded the Interim Housing, of its intent to not renew any agreement with the City or Interim Housing provider, in order to allow the City agency that funded the Interim Housing, and the service provider time to assist in relocating existing program participant of the Interim Housing'; and on Page 12, Line 1, through Page 13, Line 3, by inserting 'Section 7. This ordinance is a duplicate of the ordinance in Board File No. 241067 (the Original Ordinance, Ordinance No. 039-25). The Original Ordinance, as amended, modified Planning Code Sections 202.15, and 317, and Building Code Sections 106A.2, and P101. At the regular meeting of the Land Use and Transportation Committee on March 17, 2025, the Committee duplicated file No. 241067, made further amendments to the Original Ordinance, and continued this duplicated file (Board File No. 250257). Following the March 17, 2025 meeting, the duplicated file was referred to the Planning Commission. The Committee also referred the Original Ordinance to the full Board of Supervisors without recommendation as a committee report. The Board of Supervisors passed the Original Ordinance, as amended, on first read on March 18, 2025, and on second read on March 25, 2025. The Mayor signed the Original Ordinance on April 3, 2025, and the Original Ordinance became effective on May 3, 2025. In light of the Original Ordinance in Board file No. 241067 becoming effective, at the regular meeting of the Land Use and Transportation Committee on June 9, 2025, the Committee amended this ordinance to remove the proposed amendments other than the amendments to Planning Code Sections 202.15 and 317, and Building Code Section 160A.2, such that this ordinance no longer includes other amendments in the Original Ordinance. To clearly understand the proposed amendments to existing law (Planning Code Sections 202.15 and 317 and Building Code Section 106A.2, as enacted by Ordinance No. 039-25) contained in this version of this ordinance (Board File 250257), this ordinance shows in "existing text" font (plain Arial) the law currently in effect (Planning Code Section 202.15, and Building Code Section 106A.2, as enacted by Ordinance No. 039-25). The ordinance shows in "Board amendment" font (double-underlined Arial for additions, and strikethrough Arial for deletions) any amendments to existing law. This version of this ordinance also includes a revised long title that describes the ordinance, showing changes between the Original Ordinance and this ordinance and minor changes for clarity in Board amendment font.'

The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Planning Code to allow certain tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code, and authorizing the reestablishment of hotel use for certain Shelter-In-Place hotels; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, allowing reestablishment of hotel use for Shelter-In-Place hotels; 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.

Member Mahmood moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation committee meeting of June 16, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:04 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.