



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, April 13, 2026

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, April 13, 2026, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:31 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

260083 [Planning Code, Zoning Map - One Oak Street Project]

Sponsor: Dorsey

Ordinance amending the Zoning Map of the Planning Code to change the height and bulk districts for the One Oak Street project, Assessor's Parcel Block No. 0836, Lot Nos. 001, 002, 003, 004, and 005, to increase the allowed height for the podium of the building, from the current base height limit of 120 feet to 140 feet; 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.

01/27/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/26/2026.

02/06/26; 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.

03/11/26; RESPONSE RECEIVED. CEQA clearance under Addendum 2 for the One Oak Street Project, Case No. 2024-005509ENV, published March 4, 2026.

03/31/26; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on March 19, 2026, and recommended approval of the proposed legislation.

04/03/26; NOTICED. Ten-day notice for April 13, 2026 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): Madison Tam (Office of Supervisor Dorsey); Joseph Sacchi (Planning Department); presented information and answered questions raised throughout the discussion. Rudy Gonzalez (San Francisco Construction and Building Trades Council); J'Anthony Menjivar; Joe Sanders; Speaker; Mr. Borges; Mark Gleeson; Eddie Reyes; Shawn Whitfield; Speaker; John Corso; Alex Lantsberg; David Khoo; shared various concerns regarding the ordinance matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

260238 [Administrative, Public Works, Transportation Codes - Electric Vehicle Curbside Charging]**Sponsors: Mayor; Mandelman**

Ordinance amending the Administrative Code to authorize the San Francisco Municipal Transportation Agency to establish a curbside electric vehicle charging station permit program for the installation and operation of curbside electric vehicle charging stations on City sidewalks and provide that permittees are not required to obtain a sidewalk encroachment permit from the Department of Public Works; amending the Public Works Code to reflect the authority of the San Francisco Municipal Transportation Agency to issue permits for the curbside electric vehicle charging station program; and affirming the Planning Department's determination under the California Environmental Quality Act.

03/10/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 4/9/2026.

Heard in Committee. Speaker(s): Kate Toran and Broderick Paulo (San Francisco Municipal Transportation Agency); Renil Bejoy (Office of Supervisor Mandelman); presented information and answered questions raised throughout the discussion. Mark Gleeson; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 1, by inserting 'Transportation Codes'; on Page 1, Lines 10-12, by inserting 'amending the Transportation Code to authorize SFMTA to impose administrative penalties for violations of electric vehicle charging station permits'; on Page 3, Lines 19-23, by inserting '(f) The Board of Supervisors urges the SFMTA to design and implement the curbside EV charging program to discourage commercial fleet vehicle charging and maximize charging station access to private individuals in order to meet the legislative intent of providing electric vehicle charging opportunities for residents who do not have access to off-street garages within their homes.'; on Page 6, Lines 2-8, by inserting 'Section 5. Article 7 of the Transportation Code is hereby amended by adding Section 7.2.56, to read as follows: SEC. 7.2.56. CURBSIDE ELECTRIC VEHICLE CHARGING STATIONS. In addition to any penalty established by the California Vehicle Code related to parking, the Municipal Transportation Agency may impose administrative penalties for violation of Transportation Code Section 918 permit requirements or for the installation or operation of an unpermitted curbside electric vehicle charging station.'; and making conforming and clerical amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Administrative Code to authorize the San Francisco Municipal Transportation Agency (SFMTA) to establish a curbside electric vehicle charging station permit program for the installation and operation of curbside electric vehicle charging stations on City sidewalks and provide that permittees are not required to obtain a sidewalk encroachment permit from the Department of Public Works; amending the Public Works Code to reflect the authority of the SFMTA to issue permits for the curbside electric vehicle charging station program; amending the Transportation Code to authorize SFMTA to impose administrative penalties for violations of electric vehicle charging station permits; and affirming the Planning Department's determination under the California Environmental Quality Act.

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of April 20, 2026. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

260132 [Planning Code - Transit-Oriented Residential Development]**Sponsor: Mayor**

Ordinance 1) temporarily excluding certain sites from the provisions of California Senate Bill No. 79 (SB 79) that require local jurisdictions to allow residential uses at various densities, heights, and floor area ratios on sites within one-half mile of a transit-oriented development stop; 2) permanently excluding from those provisions of SB 79 sites located in industrial employment hubs, including certain sites zoned M (Industrial), SALI (Service/Arts/Light Industrial), PDR (Production, Distribution, Repair), WMUG (WSoMa Mixed Use-General), and P (Public), and sites with a walking path of more than one mile to the closest transit development stop; 3) amending the Planning Code to permit additional density and height for residential projects on certain parcels within one-half mile of a transit-oriented development stop; 4) adopting an Alternative Plan to SB 79, including making findings that the Alternative Plan provides equivalent development capacity; 5) making findings that these exemptions and the City's residential capacity meet the requirements of SB 79; and 6) directing the Clerk of the Board of Supervisors to transmit a copy of this Ordinance to the California Department of Housing and Community Development; 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 public necessity, convenience, and welfare findings under Planning Code, Section 302.

02/10/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/12/2026.

02/18/26; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. 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.

03/12/26; RESPONSE RECEIVED. The ordinance shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Government Code 65912.160 (c)(2).

03/23/26; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on March 19, 2026, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Sarah Richardson and Joshua Switzky (Planning Department); presented information and answered questions raised throughout the discussion. Zach Weisenburger (Young Community Developers); Shaun Aukland; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Lines 6-10, to read '2) permanently excluding from those provisions of SB 79 sites located in industrial employment hubs, including certain sites zoned M (Industrial), SALI (Service/Arts/Light Industrial), PDR (Production, Distribution, Repair), WMUO (WSoMa Mixed Use-Office), and P (Public), and sites with a walking path of more than one mile to the closest transit development stop'; and on Page 6, Lines 5-8, by inserting 'On April 13, 2026, the Planning Department substituted the table with a new table containing additional parcels eligible for the low-income exemption. These parcels are also exempt pursuant to Government Code Section 65912.161(b)'. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance 1) temporarily excluding certain sites from the provisions of California Senate Bill No. 79 (SB 79) that require local jurisdictions to allow residential uses at various densities, heights, and floor area ratios on sites within one-half mile of a transit-oriented development stop; 2) permanently excluding from those provisions of SB 79 sites located in industrial employment hubs, including certain sites zoned M (Industrial), SALI (Service/Arts/Light Industrial), PDR (Production, Distribution, Repair), WMUO (WSoMa Mixed Use-Office), and P (Public), and sites with a walking path of more than one mile to the closest transit development stop; 3) amending the Planning Code to permit additional density and height for residential projects on certain parcels within one-half mile of a transit-oriented development stop; 4) adopting an Alternative Plan to SB 79, including making findings that the Alternative Plan provides equivalent development capacity; 5) making findings that these exemptions and the City's residential capacity meet the requirements of SB 79; and 6) directing the Clerk of the Board of Supervisors to transmit a copy of this ordinance to the California Department of Housing and Community Development; 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 public necessity, convenience, and welfare findings under Planning Code, Section 302.

DUPLICATED AS AMENDED

See duplicate File No. 260397.

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of April 20, 2026. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

260397 [Planning Code - Transit-Oriented Residential Development]

Sponsor: Mayor

Ordinance 1) temporarily excluding certain sites from the provisions of California Senate Bill No. 79 (SB 79) that require local jurisdictions to allow residential uses at various densities, heights, and floor area ratios on sites within one-half mile of a transit-oriented development stop; 2) permanently excluding from those provisions of SB 79 sites located in industrial employment hubs, including certain sites zoned M (Industrial), SALI (Service/Arts/Light Industrial), PDR (Production, Distribution, Repair), WMUO (WSoMa Mixed Use-Office), and P (Public), and sites with a walking path of more than one mile to the closest transit development stop; 3) amending the Planning Code to permit additional density and height for residential projects on certain parcels within one-half mile of a transit-oriented development stop; 4) adopting an Alternative Plan to SB 79, including making findings that the Alternative Plan provides equivalent development capacity; 5) making findings that these exemptions and the City's residential capacity meet the requirements of SB 79; and 6) directing the Clerk of the Board of Supervisors to transmit a copy of this ordinance to the California Department of Housing and Community Development; 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 public necessity, convenience, and welfare findings under Planning Code, Section 302.

Duplicated from File No. 260132.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 5, Lines 2-5, by inserting 'The Planning Department is consulting HCD regarding the ordinance. At a meeting of the Land Use and Transportation Committee on April 13, 2026, the original ordinance in File No. 260132 was duplicated creating this File 260397 to address amendments that HCD recommends, if any, after the original file is enacted.'. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

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, Chen, Mahmood

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:57 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.