

LAND USE AND TRANSPORTATION COMMITTEE CITY AND COUNTY OF SAN FRANCISCO

MEETING MINUTES

Monday, October 20, 2025 - 1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Members: Myrna Melgar, Chyanne Chen, Bilal Mahmood

Clerk: John Carroll

(415) 554-4445 ~ john.carroll@sfgov.org

Angela Calvillo, Clerk of the Board

BOARD COMMITTEES

Committee Membership

Budget and Appropriations Committee
Supervisors Chan, Dorsey, Walton, Mandelman

Budget and Finance Committee
Supervisors Chan, Dorsey

Government Audit and Oversight Committee
Supervisors Fielder, Sauter, Sherrill

Land Use and Transportation Committee
Supervisors Melgar, Chen, Mahmood

Public Safety and Neighborhood Services Committee
Supervisors Dorsey, Mahmood, Sauter

Rules Committee
Supervisors Walton, Sherrill, Mandelman

Meeting Days

Wednesday
1:30 PM

Wednesday
10:00 AM

1st and 3rd Thursday
10:00 AM

Monday
1:30 PM

2nd and 4th Thursday
10:00 AM

Monday
10:00 AM

Members Present: Myrna Melgar, Chyanne Chen, and Bilal Mahmood

The Land Use and Transportation Committee met in regular session on Monday, October 20, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:33 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

SPECIAL MEETING OF THE BOARD OF SUPERVISORS

Supervisors Chan, Sauter, and Fielder were noted present at 1:33 p.m., thereby constituting a quorum of the Board of Supervisors. A special meeting of the Board of Supervisors was convened at 1:33 p.m., although the meeting was conducted in all respects as a committee meeting for items on the agenda and any substantive decisions constitute a recommendation of the committee and not action taken by the board.

Present: Supervisors Melgar, Chen, Mahmood, Chan, Sauter, and Fielder.

Supervisors Mandelman, Walton, and Sherrill were noted present at 1:42 p.m.

Supervisor Walton was noted not present at 2:05 p.m.

Supervisor Mandelman was noted not present at 2:51 p.m.

Supervisor Sherrill was noted not present at 3:01 p.m.

ADJOURNMENT OF THE BOARD OF SUPERVISORS

At the hour of 3:48 p.m., Supervisor Fielder was noted not present, thereby adjourning the Special Meeting of the Board of Supervisors.

Chair Melgar requested that File Nos. 250966, 250700, 250701, and 250985 be heard together.

Chair Melgar recessed the meeting at 8:33 p.m., and reconvened at 8:35 p.m.

250966 [General Plan Amendments - Family Zoning Plan]

Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; 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 welfare under Planning Code, Section 340. (Planning Commission)

(Pursuant to Charter, Section 4.105, the Planning Commission recommends General Plan amendments to the Board of Supervisors for approval or rejection. If the Board fails to act within 90 days of receipt, the proposed General Plan amendment shall be deemed approved. Transmittal Date: September 22, 2025)

(Supervisors Chan, Chen, Fielder, and Walton voted No on First Reading.)

Heard in Committee. Speakers: Brad Russi (Office of the City Attorney); Rachel Tanner, Lisa Chen, James Pappas, Josh Switzky, Lisa Gibson (Planning Department); Supervisors Rafael Mandelman, Jackie Fielder, Stephen Sherrill, Danny Sauter, and Connie Chan (Board of Supervisors); presented information and answered questions raised throughout the discussion. George Wooding; Speaker; Kent; Georgia Schuttish; Lisa Lugi; Gary; Jennifer Belson; Christopher Peterson; Speaker; Alex Landsberg; Julie Fischer; Speaker; Speaker; Sam; Speaker; Carmen Lee; Rosa Shields; Alexandra Zang; Katherine Howard; Speaker; Tyson; Bernie Green; David Woo; Richard Frankel; Sam Hayes; Eileen Purcell; Leslie Simon; Paul; Jessica; Speaker; Justin; Quentin Mecke (Council of Community Housing Organizations); Rahama; John Espinoza; Steven Torres; Carolyn; Dan Rosenfeld; Eileen Hearst; Catherine; Madison; Gwen McLaughlin; Speaker; Sarah Cruz; Romalyn Schmaltz; Apollo; Aldo Weisman; Lori Leiderman; Lance; Speaker; Steph; Jess; Emily Mock; Michelle; Speaker; Jeff; Joanna; Wes; Jacinda; Jacob Talbot; Asia Duncan; Speaker; Christian Tersios; Speaker; Peggy; Patrick; Christin Evans; Speaker; Ellen; Jordan; Mikah; Speaker; Speaker; Speaker; Eileen Boken; Speaker; Jason Wright; Richard; Speaker; Theresa; Miranda Ehrlich; Nina Block; Phillip; Speaker; Tadd Buckner; Katt Well; Charlie; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Mike Casey; Speaker; Will Jackson; Speaker; Speaker; Sarah Rogers; Speaker; Bobak Esfandiari; Bernie Powell; Taylor; Juliana; Mark; Nicholas; Mike; Lucas Wang; John Crabtree; Lisa Arges; Tyler; Frank; Leanne; Speaker; Speaker; Speaker; Peter; David Kim; Thomas Rogers; Monica Morse; Speaker; Mikela; Speaker; Paula Katz (See addendum on page 12); Honest Charlie Bodkin; Brianna Morales (Housing Action Coalition); Alec Bash; Jane Natoli; Edward; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of November 3, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250700 [Zoning Map - Family Zoning Plan]

Sponsors: Mayor; Sauter, Mahmood and Dorsey

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

(Economic Impact)

Heard in Committee. Speakers: Brad Russi (Office of the City Attorney); Rachel Tanner, Lisa Chen, James Pappas, Josh Switzky, Lisa Gibson (Planning Department); Supervisors Rafael Mandelman, Jackie Fielder, Stephen Sherrill, Danny Sauter, and Connie Chan (Board of Supervisors); presented information and answered questions raised throughout the discussion. George Wooding; Speaker; Kent; Georgia Schuttish; Lisa Lugi; Gary; Jennifer Belson; Christopher Peterson; Speaker; Alex Landsberg; Julie Fischer; Speaker; Speaker; Sam; Speaker; Carmen Lee; Rosa Shields; Alexandra Zang; Katherine Howard; Speaker; Tyson; Bernie Green; David Woo; Richard Frankel; Sam Hayes; Eileen Purcell; Leslie Simon; Paul; Jessica; Speaker; Justin; Quentin Mecke (Council of Community Housing Organizations); Rahama; John Espinoza; Steven Torres; Carolyn; Dan Rosenfeld; Eileen Hearst; Catherine; Madison; Gwen McLaughlin; Speaker; Sarah Cruz; Romalyn Schmaltz; Apollo; Aldo Weisman; Lori Leiderman; Lance; Speaker; Steph; Jess; Emily Mock; Michelle; Speaker; Jeff; Joanna; Wes; Jacinda; Jacob Talbot; Asia Duncan; Speaker; Christian Tersios; Speaker; Peggy; Patrick; Christin Evans; Speaker; Ellen; Jordan; Mikah; Speaker; Speaker; Speaker; Eileen Boken; Speaker; Jason Wright; Richard; Speaker; Theresa; Miranda Erlicht; Nina Block; Phillip; Speaker; Tadd Buckner; Katt Well; Charlie; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Patrice; Mike Casey; Speaker; Will Jackson; Speaker; Speaker; Sarah Rogers; Speaker; Bobak Esfandiari; Bernie Powell; Taylor; Juliana; Mark; Nicholas; Mike; Lucas Wang; John Crabtree; Lisa Arges; Tyler; Frank; Leanne; Speaker; Speaker; Speaker; Peter; David Kim; Thomas Rogers; Monica Morse; Speaker; Mikela; Speaker; Paula Katz (See addendum on page 12); Honest Charlie Bodkin; Brianna Morales (Housing Action Coalition); Alec Bash; Jane Natoli; Edward; shared various concerns regarding the ordinance matter.

Chair Melgar requested that this Ordinance be DUPLICATED

See duplicate File No. 251071.

Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of November 3, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

251071 [Zoning Map - Family Zoning Plan]

Sponsors: Mayor; Sauter, Mahmood and Dorsey

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.

(Economic Impact; No Economic Impact Analysis Report)

Duplicated from File No. 250700.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, to remove the base zoning and height and bulk changes to parcels in the Priority Equity Geographies Special Use District ("PEG SUD", Planning Code, Section 249.97), except that any parcels with RTO zoning in the PEG shall be reclassified to RTO-1; remove the base zoning and height and bulk changes to parcels located in the Coastal Zone north of Fulton Street; remove two parcels in the Coastal Zone from the SFMTA SUD; to adjust the base height for the R-4 Height and Bulk Districts for the following areas and street segments: Inner Clement NCD: 40//40-R-4, Outer Clement NCD: 40//40-R-4, Outer Balboa NCD: 40//40-R-4, Geary Boulevard between 32nd and 43rd Avenue: 50//65-R-4, Portions of Block 1070 on Geary Boulevard: 50//85-R-4, Block 0446 on Marina Boulevard: 40//40-R-4, Block 0452 on North Point Street: 40//40-R-4, Portions of Block 0025 along Hyde, Beach, and North Point Streets: 40//40-R-4; eliminate the proposed change from RH-2 to Geary Boulevard NCD for Assessor's Parcel Block No. 1070/002; and made conforming amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C), except for properties located in the Priority Equity Geographies Special Use District ("PEG SUD"); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1, except for properties located in the PEG SUD; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2) , except for properties located in the PEG SUD; and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts, except for properties located in the PEG SUD; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District, except for properties located in the PEG SUD; 2) change the height limits on certain lots in the R-4 Height and Bulk District, except for properties located in the PEG SUD; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone south of Lincoln Way to R-4 Height and Bulk District; 2) reclassify certain properties south of Lincoln Way to RTO-C and Neighborhood Commercial District; and 3) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.
(Economic Impact)

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of November 3, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250701 [Planning, Business and Tax Regulations Codes - Family Zoning Plan]

Sponsor: Mayor

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; 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.

(Economic Impact; No Economic Impact Analysis Report)

Heard in Committee. Speakers: Brad Russi (Office of the City Attorney); Rachel Tanner, Lisa Chen, James Pappas, Josh Switzky, Lisa Gibson (Planning Department); Supervisors Rafael Mandelman, Jackie Fielder, Stephen Sherrill, Danny Sauter, and Connie Chan (Board of Supervisors); presented information and answered questions raised throughout the discussion. George Wooding; Speaker; Kent; Georgia Schuttish; Lisa Lugi; Gary; Jennifer Belson; Christopher Peterson; Speaker; Alex Landsberg; Julie Fischer; Speaker; Speaker; Sam; Speaker; Carmen Lee; Rosa Shields; Alexandra Zang; Katherine Howard; Speaker; Tyson; Bernie Green; David Woo; Richard Frankel; Sam Hayes; Eileen Purcell; Leslie Simon; Paul; Jessica; Speaker; Justin; Quentin Mecke (Council of Community Housing Organizations); Rahama; John Espinoza; Steven Torres; Carolyn; Dan Rosenfeld; Eileen Hearst; Catherine; Madison; Gwen McLaughlin; Speaker; Sarah Cruz; Romalyn Schmaltz; Apollo; Aldo Weisman; Lori Leiderman; Lance; Speaker; Steph; Jess; Emily Mock; Michelle; Speaker; Jeff; Joanna; Wes; Jacinda; Jacob Talbot; Asia Duncan; Speaker; Christian Tersios; Speaker; Peggy; Patrick; Christin Evans; Speaker; Ellen; Jordan; Mikah; Speaker; Speaker; Speaker; Eileen Boken; Speaker; Jason Wright; Richard; Speaker; Theresa; Miranda Ericht; Nina Block; Phillip; Speaker; Tadd Buckner; Katt Well; Charlie; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Patrice; Mike Casey; Speaker; Will Jackson; Speaker; Speaker; Sarah Rogers; Speaker; Bobak Esfandiari; Bernie Powell; Taylor; Juliana; Mark; Nicholas; Mike; Lucas Wang; John Crabtree; Lisa Arges; Tyler; Frank; Leanne; Speaker; Speaker; Speaker; Peter; David Kim; Thomas Rogers; Monica Morse; Speaker; Mikela; Speaker; Paula Katz (See addendum on page 12); Honest Charlie Bodkin; Brianna Morales (Housing Action Coalition); Alec Bash; Jane Natoli; Edward; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME

TITLE, to prohibit projects using the Local Program if the project requires demolition of housing where there are 3 or more rent controlled units; amend the bonus for “warm shell” commercial spaces by limiting the proposed 3 square foot bonus to food service-ready “warm shells” and creating a 2.5 square foot bonus for “general warm shells”; amend the local program bonus to offer an additional bonus where the Local Program project replaces existing commercial space; and made conforming changes throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood
(Economic Impact)

Chair Melgar requested that this Ordinance be DUPLICATED AS AMENDED

See duplicated File No. 251072.

Chair Melgar requested that this Ordinance be DUPLICATED AS AMENDED

See duplicated File No. 251073.

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of November 3, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

251072 [Planning, Business and Tax Regulations Codes - Family Zoning Plan]

Sponsor: Mayor

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission’s Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals’ review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City’s Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; 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.

(Economic Impact; No Economic Impact Analysis Report)

Duplicated from File No. 250701.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, to prohibit Lot Mergers on properties with certain types of historic resources; and making conforming amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, prohibit Lot mergers on Lots with Category A historic resources, subject to certain preservation obligations, and 13) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; 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.

(Economic Impact)

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

251073 [Planning, Business and Tax Regulations, Administrative Codes - Family Zoning Plan]

Sponsor: Mayor

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; 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.

(Economic Impact; No Economic Impact Analysis Report)

Duplicated from File No. 250701.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, to amend the Local Program to exclude projects that: demolish or substantially alter Category A historic resources, demolish, remove, or convert dwelling units or residential flats, or demolish or convert any portion of a Tourist Hotel; to amend the Local Program to state that other City's laws would apply to Local Program projects, such as Dwelling Unit Mix requirements in Section 207.7, Article 4 development impact fees and requirements, displaced business requirements in new Section 202.17, tenant protections in the Planning Code or SF Rent Ordinance, or other permitting or licensing requirements outside of the Planning Code; to require projects that comply with the Inclusionary ordinance through off-site units or land dedication to provide those units within 1/2 mile of the project; to amend the Local Program approvals to expire if the project sponsor fails to obtain a building permit within 30 days, subject to six-month extension; to amend the Local Program to provide additional bonus square footage of 250 additional square feet for every two-bedroom unit in excess of the dwelling unit requirements for the Local Program; to amend the Housing Sustainability District to prohibit any projects using the Housing Sustainability District streamlining from demolishing or substantially altering Category A historic resources, or demolishing or converting any portion of a Tourist Hotel; to amend the SFMTA SUD by adding findings regarding the purpose of the SUD, adding pre-application requirements, and excluding properties in the Coastal Zone; to remove the exception included in the ordinance in Board File No. 250701 that did not require a Conditional Use Authorization to merge, reconfigure or reduce a residential flats, if the project adds at least one unit; and making conforming changes throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of November 3, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250985 [Local Coastal Program Amendment - Family Zoning Plan]

Sponsor: Mayor

Resolution transmitting to the California Coastal Commission for review and certification an amendment to the Implementation Program and Land Use Plan of the City's certified Local Coastal Program to implement the Family Zoning Plan; and affirming the Planning Department's determination under the California Environmental Quality Act.

Heard in Committee. Speakers: Brad Russi (Office of the City Attorney); Rachel Tanner, Lisa Chen, James Pappas, Josh Switzky, Lisa Gibson (Planning Department); Supervisors Rafael Mandelman, Jackie Fielder, Stephen Sherrill, Danny Sauter, and Connie Chan (Board of Supervisors); presented information and answered questions raised throughout the discussion. George Wooding; Speaker; Kent; Georgia Schuttish; Lisa Lugi; Gary; Jennifer Belson; Christopher Peterson; Speaker; Alex Landsberg; Julie Fischer; Speaker; Speaker; Sam; Speaker; Carmen Lee; Rosa Shields; Alexandra Zang; Katherine Howard; Speaker; Tyson; Bernie Green; David Woo; Richard Frankel; Sam Hayes; Eileen Purcell; Leslie Simon; Paul; Jessica; Speaker; Justin; Quentin Mecke (Council of Community Housing Organizations); Rahama; John Espinoza; Steven Torres; Carolyn; Dan Rosenfeld; Eileen Hearst; Catherine; Madison; Gwen McLaughlin; Speaker; Sarah Cruz; Romalyn Schmaltz; Apollo; Aldo Weisman; Lori Leiderman; Lance; Speaker; Steph; Jess; Emily Mock; Michelle; Speaker; Jeff; Joanna; Wes; Jacinda; Jacob Talbot; Asia Duncan; Speaker; Christian Tersios; Speaker; Peggy; Patrick; Christin Evans; Speaker; Ellen; Jordan; Mikah; Speaker; Speaker; Speaker; Eileen Boken; Speaker; Jason Wright; Richard; Speaker; Theresa; Miranda Erlicht; Nina Block; Phillip; Speaker; Tadd Buckner; Katt Well; Charlie; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Patrice; Mike Casey; Speaker; Will Jackson; Speaker; Speaker; Sarah Rogers; Speaker; Bobak Esfandiari; Bernie Powell; Taylor; Juliana; Mark; Nicholas; Mike; Lucas Wang; John Crabtree; Lisa Arges; Tyler; Frank; Leanne; Speaker; Speaker; Speaker; Peter; David Kim; Thomas Rogers; Monica Morse; Speaker; Mikela; Speaker; Paula Katz (See addendum on page 12); Honest Charlie Bodkin; Brianna Morales (Housing Action Coalition); Alec Bash; Jane Natoli; Edward; shared various concerns regarding the resolution matter.

Chair Melgar moved that this Resolution be CONTINUED to the Land Use and Transportation Committee meeting of November 3, 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 8:37 p.m.

N.B. The Minutes of this meeting set forth all actions taken by the Land Use and Transportation Committee, and the Special Meeting of the Board of Supervisors, on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.

Approved by the Board of Supervisors on December 2, 2025.

Angela Calvillo, Clerk of the Board

ADDENDUM

Pursuant to Administrative Code, Section 67.16, the following statement was provided by a speaker during the public comment period who supplied a brief written summary of their comments, which shall be included in the meeting minutes and are incorporated by individual reference as fully set forth herein. The content is neither generated by, nor subject to approval or verification of accuracy by, the Clerk of the Board of Supervisors.

Paula Katz submitted the following statement during Public Comment, as follows: "I urge you not to accept the upzoning plan without significant amendments: 1. Require any plan to include 20-25% of on-site affordable housing, along with more two and three bedroom family units. And 100% affordable housing should be required on publicly owned lands. 2. All rent controlled buildings must be excluded from the plan. 3. Require sufficient parking for all upzoned buildings so their new residents will not have to compete with current residents already struggling to find limited street parking. 4. Remove overlapping base and density maps and excessive height bonuses that allow state density bonus incentives, including very high buildings. 5. Support small businesses affected by upzoning, and don't allow locations with legacy businesses to be upzoned."