



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 14, 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, April 14, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:34 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

250101 [Planning Code - Removing Conditional Use Requirement for Formula Retail Uses on Van Ness Avenue]**Sponsors: Sherrill; Sauter, Mahmood and Melgar**

Ordinance amending the Planning Code to remove the conditional use authorization for formula retail uses in the Residential-Commercial zoning district along Van Ness Avenue, between Broadway and Redwood Street, for properties fronting Van Ness Avenue; 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.

01/28/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/27/2025.

02/05/25; 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. Referred to the Small Business Commission for review and response.

02/12/25; 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.

03/26/25; RESPONSE RECEIVED. The Small Business Commission held a duly-noticed meeting on March 24, 2025, and recommended approval of the proposed legislation.

04/08/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on April 3, 2025, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Supervisor Stephen Sherrill and Michelle Andrews (Board of Supervisors); Audrey Merlone (Planning Department); presented information and answered questions raised throughout the discussion. Marlayne Morgan (Van Ness Corridor Coalition); Speaker; spoke in support of the ordinance matter.

Chair Melgar requested to be added as a co-sponsor.

Member Mahmood moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Lines 1-2, by striking 'between Broadway and Redwood Street;' on Page 2, Lines 4-9, to read 'Ordinance amending the Planning Code to remove the conditional use authorization for formula retail uses in the Residential-Commercial zoning districts along Van Ness Avenue, for lots fronting Van Ness Avenue, and to establish that a change of owner or operator of a pre-existing formula retail use that had not previously received a conditional use authorization is not an intensification of such use that would require conditional use authorization;' on Page 2, Lines 15-16, by striking '(between Chestnut Street and Redwood Street);' on Page 4, Lines 19-20, by striking '(E) A pre-existing Formula Retail use that had not previously been authorized via a Conditional Use from the Commission;' on Page 5, Lines 13-15, to read '(14) P on lots in the RC-3 District that front Van Ness Avenue, beginning immediately north of Chestnut Street to the north, to Broadway to the south, and on lots in the RC-4 District that front Van Ness Avenue, from Broadway to Redwood Street;' and on Page 6, Lines 1-4, to read '(4) All Residential-Commercial Districts as defined in Section 209.3, except for lots in the RC-3 District that front Van Ness Avenue, beginning immediately north of Chestnut Street to the north, to Broadway to the south, and lots in the RC-4 District that front Van Ness Avenue, from Broadway to Redwood Street.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Planning Code to remove the conditional use authorization for formula retail uses in the Residential-Commercial zoning districts along Van Ness Avenue, for lots fronting Van Ness Avenue, and to establish that a change of owner or operator of a pre-existing formula retail use that had not previously received a conditional use authorization is not an intensification of such use that would require conditional use authorization; 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.

Member Mahmood moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation committee meeting of April 21, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

241210 [Planning Code - Notice for Housing Element Rezoning]**Sponsors: Chan; Fielder, Walton, Chen and Sherrill**

Ordinance amending the Planning Code to require notice of rezoning intended to comply with Housing Element law; 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.

12/17/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 1/16/2025.

12/26/24; 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.

01/17/25; REMAIN ACTIVE. Supervisor Chan assumed primary sponsorship and requested that this matter remain active for an additional six months until July 2025.

02/04/25; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 16060(c)(2) because it would not result in a direct or indirect physical change in the environment.

03/11/25; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Chan introduced a substitute Ordinance bearing a new title.

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. Referred to the Planning Department for environmental review.

04/01/25; 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.

04/02/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on March 20, 2025, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Supervisor Connie Chan (Board of Supervisors); Veronica Flores and Joshua Switzky (Planning Department); presented information and answered questions raised throughout the discussion. Lori Brooke (Neighborhoods United SF); Tess Wellborn; Monica Morse (West of Twin Peaks Central Council); Speaker; Griffin Lee (ConnectedSF); Robert Po; Maylee Young; Lance; Jessica; Janet; Kristin Evans (Small Business Forward); Jeanette Traverso; Marlayne Morgan (Van Ness Corridor Coalition); spoke in support of the ordinance matter. Jane Natoli (SF YIMBY); spoke in opposition to the ordinance matter.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 7, Lines 17-22, to read '(A) For any such proposal, the Department shall provide 30 days mailed notice consistent with the requirements of subsection (d). The mailed notice shall consist of a postcard or similar mailer with minimum dimensions of 5.5 x 8.5 inches, and that uses clear and legible fonts. The mailed notice shall include a website address and digital response code where the public can access the following;' and on Page 8, Lines 1-3, to read '(ii) Sample images showing representative comparisons of the proposed height and density limits to the existing height and density limits, including a general depiction of the parcels proposed to be rezoned in the neighborhood.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Chair Melgar moved that this Ordinance be REFERRED WITHOUT RECOMMENDATION AS AMENDED to the Board of Supervisors. The motion carried by the following vote:

Ayes: 2 - Melgar, Mahmood

Noes: 1 - Chen

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:48 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.