



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 29, 2026

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

President Rafael Mandelman appointed Supervisor Stephen Sherrill, in place of Supervisor Chyanne Chen, for the Land Use and Transportation committee meeting of June 29, 2026.

Present: 3 - Myrna Melgar, Bilal Mahmood, and Stephen Sherrill

Excused: 1 - Chyanne Chen

The Land Use and Transportation Committee met in regular session on Monday, June 29, 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 and Members Mahmood and Sherrill were noted present. Member Chen was noted not 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.

Supervisor Chen Excused From Attendance

Chair Melgar moved to excuse Member Chen from attending the Land Use and Transportation Committee meeting of June 29, 2026. The motion carried by the following vote:

Ayes: 3 - Melgar, Mahmood, Sherrill

Excused: 1 - Chen

REGULAR AGENDA

260502 [Commemorative Street Name Designation - “Art Agnos Way” - 500 and 600 Blocks of Connecticut Street]

Sponsors: Walton; Mandelman, Chan, Fielder, Melgar and Chen

Resolution adding the commemorative street name “Art Agnos Way” to the 500 and 600 blocks of Connecticut Street, in recognition of former Mayor Art Agnos for his decades of dedicated public service and commitment to the people of San Francisco.

05/05/26; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

05/13/26; REFERRED TO DEPARTMENT. Referred to Public Works for informational purposes.

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

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

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

Ayes: 3 - Melgar, Mahmood, Sherrill

Excused: 1 - Chen

260180 [Planning Code - Relocation and Re-establishment of Liquor Establishments]**Sponsor: Walton**

Ordinance amending the Planning Code to principally permit the relocation of Bar Uses with Alcohol Beverage Control licenses as of May 19, 2003, within the Third Street Alcohol Restricted Use District (RUD) and the Bayview Neighborhood Commercial District (NCD); allow establishments with Alcohol Beverage Control licenses as of May 19, 2003, to re-establish the use under the existing license within the RUD and NCD; 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.

02/24/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/26/2026.

03/04/26; 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.

03/05/26; REFERRED TO DEPARTMENT. Referred to the Police Department and the Office of Economic and Workforce Development for informational purposes.

04/02/26; 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.

05/12/26; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. 5/12/26 - Supervisor Walton introduced a substitute Ordinance bearing a new title.

05/20/26; 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. Referred to the Police Department and the Office of Economic and Workforce Development for informational purposes.

06/04/26; 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 reasonably foreseeable indirect physical change in the environment.

06/22/26; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on June 18, 2026, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Supervisor Shamann Walton (Board of Supervisors); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Mahmood, Sherrill

Excused: 1 - Chen

260239 [Planning Code - Updating Requirements for Institutional Master Plans]**Sponsor: Dorsey**

Ordinance amending the Planning Code to exempt Post-Secondary Educational Institutions located in a C-3 (Downtown Commercial) District or the Art and Design Educational Special Use District from the requirements for Institutional Master Plans; require Post-Secondary Educational Institutions located elsewhere to file Institutional Master Plans with a development application; require updates to such plans only when the institution will increase by 10,000 square feet or by 25% of its total square footage (whichever is less); exclude student housing from the definition of Post-Secondary Educational Institution; and remove the three-month hold on hearing Conditional Use applications after an Institutional Master Plan has been accepted; 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.

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

03/25/26; 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.

04/03/26; 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 reasonably foreseeable indirect physical change in the environment.

04/20/26; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on April 16, 2026, and recommended approval of the proposed legislation with modifications.

06/02/26; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Dorsey introduced a substitute Ordinance bearing a new title

06/10/26; 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.

06/15/26; CONTINUED. Heard in Committee. Speaker(s): Madison Tam (Office of Supervisor Matt Dorsey); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. David Woo (SoMa Pilipinas); Calvin Welch (Haight-Ashbury Neighborhood Council); shared various concerns regarding the ordinance matter.

Heard in Committee. Speaker(s): Madison Tam (Office of Supervisor Matt Dorsey); presented information and answered questions raised throughout the discussion. Randy Nakamura; Faber Aldrich; Kim Anno; Owen Smith; Ed Wang; Lynda Grose; Justin Hall; Astra English; Christina La Sala; John Allman; Graham Plumb; Carol Batker; Rosemary McDermott; Tom Barbach; Tobias Snodsmith; Chema Hernandez Gil; Speaker; Mara Holt Skov; spoke in opposition to the ordinance matter.

Member Mahmood moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Lines 3-6, to read 'Ordinance amending the Planning Code to temporarily exempt Post-Secondary Educational Institutions located in a C-3 (Downtown Commercial) District and to permanently exempt Post-Secondary Educational Institutions in the Art & Design Educational Special Use District from the requirements for Institutional Master Plans;' on Page 5, Line 11, through Page 6, Line 18, to read '(1) Exemptions. (A) Exemption for Abbreviated Plans. Institutions that occupy less than 50,000 square feet, or less than 100,000 square feet in the C-3 district, may submit an Abbreviated Institutional Master Plan under subsection (d) in lieu of the full plan described in subsection (c). Complete Exemptions. (i) A PSEI shall not qualify for an exemption under this subsection (b)(1)(B), unless it declares under penalty of perjury, on a form prescribed by the Department, that the institution will not demolish or convert any structure in San Francisco that is used or occupied as housing as of the effective date of the ordinance in Board File No. 260239, or for which the last legal use was residential. The institution must also declare under penalty of perjury that its development will not result in the elimination of any rent-controlled housing unit. (ii) The requirements of this Section 304.5 shall not apply to a PSEI, or to any development of a PSEI, located in the Art & Design Educational Special Use District specified under Section 249.67. (iii) The requirements of this Section 304.5 shall not apply to a PSEI, or to any development of a PSEI, located in a C-3 District specified under Section 210.2 of this Code. This subsection (b)(1)(B)(iii) shall expire by operation of law on December 31, 2032. Upon expiration of this subsection (b)(1)(B)(iii), the City Attorney shall cause the subsection to be removed from the Planning Code.'; and making conforming changes throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Mahmood, Sherrill

Excused: 1 - Chen

Ordinance amending the Planning Code to temporarily exempt Post-Secondary Educational Institutions located in a C-3 (Downtown Commercial) District and to permanently exempt Post-Secondary Educational Institutions in the Art & Design Educational Special Use District from the requirements for Institutional Master Plans; require Post-Secondary Educational Institutions located elsewhere to file Institutional Master Plans with a development application; require updates to such plans only when the institution will increase by 10,000 square feet or by 25% of its total square footage (whichever is less); exclude student housing from the definition of Post-Secondary Educational Institution; and remove the three-month hold on hearing Conditional Use applications after an Institutional Master Plan has been accepted; 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.

Member Mahmood moved that this Ordinance be CONTINUED TO CALL OF THE CHAIR AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Melgar, Mahmood, Sherrill

Excused: 1 - Chen

260541 [Public Works Code - Encroachment Permit and Occupancy Fee Waivers - Harry Street Steps Waste Bin Enclosure]**Sponsor: Mandelman**

Ordinance waiving the street encroachment permit fee and annual public right-of-way occupancy fee for a project sponsor to install and maintain a waste bin enclosure on the sidewalk adjacent to the Harry Street Steps at the intersection of Laidley and Harry Streets in the Upper Noe and Diamond Heights neighborhood; and affirming the Planning Department's determination under the California Environmental Quality Act.

05/19/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/18/2026.

05/29/26; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

06/24/26; 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 reasonably foreseeable indirect physical change in the environment.

Heard in Committee. Speaker(s): Renil Bejoy (Office of Supervisor Rafael Mandelman); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Mahmood, Sherrill

Excused: 1 - Chen

260282 [Planning Code - Hotel Uses in RH, RM, and RTO Districts]**Sponsor: Mandelman**

Ordinance amending the Planning Code to increase the number of guest rooms for Hotel uses permitted as a Conditional Use in RH-2 (Residential House, Two-Family) and RH-3 (Residential House, Three-Family) Districts from five or fewer rooms to eight or fewer rooms; 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.

03/17/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 4/16/2026.

03/25/26; 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.

04/08/26; 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 reasonably foreseeable indirect physical change to the environment.

06/01/26; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on May 21, 2026, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Renil Bejoy (Office of Supervisor Rafael Mandelman); Joseph Sacchi (Planning Department); presented information and answered questions raised throughout the discussion.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, to apply a consistent standard across Residential Zoning Districts that currently restrict Hotels to five or fewer guest rooms; to increase the maximum number of Hotel guest rooms permitted from eight rooms to 10 rooms; to amend the Hotel and Motel findings of Section 303(g) to include a criterion for cases where a Hotel is established within a single-family home, specifying that the Planning Commission shall consider the effects on the existing home's quality and viability as an independent dwelling unit; on Page 1, Line 1, to read 'Planning Code - Hotel Uses in RH, RM, and RTO Districts'; on Page 1, Lines 3-12, to read 'Ordinance amending the Planning Code to increase the number of guest rooms for Hotel uses permitted as a Conditional Use in RH-2 (Residential House, Two-Family), and RH-3 (Residential House, Three-Family), RM-1 (Residential Mixed, Low Density), RM-2 (Residential Mixed, Moderate Density), RM-3 (Residential Mixed, Medium Density), RM-4 (Residential Mixed, High Density), RTO-1 (Residential Transit-Oriented Neighborhood), and RTO-M (Residential Transit-Oriented, Mission) Districts from five or fewer rooms to ten or fewer rooms; specify that the Planning Commission shall consider the effects on an existing home's quality and viability as an independent Dwelling Unit where a Conditional Use application seeks to establish a Hotel within a single-family home'; and making conforming and clerical amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Mahmood, Sherrill

Excused: 1 - Chen

Ordinance amending the Planning Code to increase the number of guest rooms for Hotel uses permitted as a Conditional Use in RH-2 (Residential House, Two-Family), RH-3 (Residential House, Three-Family), RM-1 (Residential Mixed, Low Density), RM-2 (Residential Mixed, Moderate Density), RM-3 (Residential Mixed, Medium Density), RM-4 (Residential Mixed, High Density), RTO-1 (Residential Transit-Oriented Neighborhood), and RTO-M (Residential Transit-Oriented, Mission) Districts from five or fewer rooms to ten or fewer rooms; specify that the Planning Commission shall consider the effects on an existing home's quality and viability as an independent Dwelling Unit where a Conditional Use application seeks to establish a Hotel within a single-family home; 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.

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of July 13, 2026. The motion carried by the following vote:

Ayes: 3 - Melgar, Mahmood, Sherrill

Excused: 1 - Chen

260281 [Various Codes - Cannabis Cafés]**Sponsor: Mandelman**

Ordinance amending the Health, Planning, Police, and Business and Tax Regulations Codes to establish a new permit type for cannabis cafés to be administered by the Office of Cannabis that will authorize the permittee to sell cannabis and cannabis products only for consumption on the premises of the café; exempt cannabis cafés from the prohibition on smoking in business establishments; eliminate the prohibition on establishments with a cannabis consumption permit requiring employees to enter a designated smoking room as a condition of employment; exempt cannabis cafés in certain circumstances from the 600-foot buffer rule that applies to cannabis retail establishments; restrict eligibility for cannabis café permits for one year to businesses that currently hold a cannabis storefront retailer permit or that have the same owners as such a business; require Equity Applicants that apply for a cannabis café permit to pay the \$2,000 application fee, any permit amendment processing costs, and the \$3,000 license fee for the first year of operation, associated with the cannabis café permit; 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.

03/17/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 4/16/2026.

03/25/26; 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. Referred to the Small Business Commission for review and response. Referred to the Office of Cannabis, the Department of Public Health, the San Francisco Police Department, and the Office of Economic and Workforce Development for informational purposes.

04/08/26; 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 reasonably foreseeable indirect physical change to the environment.

04/30/26; RESPONSE RECEIVED. The Small Business Commission held a duly-noticed meeting on April 27, 2026, and recommended approval of the proposed legislation.

06/10/26; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on May 21, 2026, and recommended approval of the proposed legislation.

06/19/26; NOTICED. First ten-day fee ad for June 29, Land Use and Transportation committee hearing posted and published in the Examiner, pursuant to Government Code, Section 6062(a).

06/24/26; NOTICED. Second ten-day fee ad for June 29, 2026, Land Use and Transportation committee hearing posted and published in the Examiner, pursuant to Government Code, Section 6062(a).

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Ben Van Houten (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion. William Dolan (Hyrba); Speaker; Nate Landau; Duncan Ley (California Street Cannabis Company); Heidi Hanley (Soful Cannabis Dispensary); Speaker; Speaker; Nick Caston (Soful Cannabis Dispensary); spoke in support of the ordinance matter. Liz Williams (Americans for Non-Smoker's Rights); Ryan Davis; Alex Mirakov; spoke in opposition to the ordinance matter. David Goldman; Michael Koehn; Chris Callaway; shared various concerns regarding the ordinance matter.

Member Sherrill moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 5, Lines 11-18, to read 'a Cannabis Retail Use may be located in the same place of business as one or more other establishments holding valid permits from the City's Office of Cannabis to operate as Cannabis Retailers or Medicinal Cannabis Retailers, where the place of business contains a minimum of 350 square feet per Cannabis Retail or Medical Cannabis Dispensary Use; and (ii) a Cannabis Retail Use with a Cannabis Café permit application referred by the Office of Cannabis may be located within 600 feet of another Cannabis Retail Use, provided that any such locations are permitted by state law'; on Page 7, Lines 14-15, by striking 'In either case, Storefront Cannabis Retailer be referred to as the "Associated Storefront Cannabis Retailer Permittee.'; on Page 7, Line 16, through Page 8, Line 1, to read '(B) If the Cannabis Café permit Applicant does not hold a Storefront Cannabis Retailer permit and has an Equity Applicant as an Owner, the application must document that the Equity Applicant is an Owner of the Cannabis Café permit Applicant and that the Equity Applicant's ownership interest in the Applicant entity is equal to or greater than either: (i) 20%; or (ii) the Equity Applicant's percentage ownership in the Storefront Cannabis Retailer Permittee that has the same Owners as the Applicant entity. (C) The Storefront Cannabis Retailer Permittee identified in the application is not connected, within the meaning of subsection (f)(1)(A), with any other Cannabis Café permittee or pending Cannabis Café permit application.'; on Page 14, Line 11, by striking 'or another Storefront Cannabis Retailer'; on Page 19, Lines 15-16, by inserting '(9) A Cannabis Café must comply with all applicable provisions of Articles 8 and 8A of the Health Code, and all applicable provisions of the California Retail Food Code.'; and making clerical and conforming amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Mahmood, Sherrill

Excused: 1 - Chen

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

Ayes: 3 - Melgar, Mahmood, Sherrill

Excused: 1 - Chen

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 3:11 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.