



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, Dean Preston, Aaron Peskin

Clerk: Erica Major (415) 554-4441

Monday, January 10, 2022

1:30 PM

Regular Meeting

Present: 3 - Myrna Melgar, Dean Preston, and Aaron Peskin

The Land Use and Transportation Committee met in regular session through videoconferencing, and provided public comment through teleconferencing, on Monday, January 10, 2022, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:31 p.m.

Remote Access to Information and Participation

On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely (via Microsoft Teams) and will allow remote public comment via teleconference. Visit the SFGovTV website at (www.sfgovtv.org) to stream the live meetings, or to watch meetings on demand. Members of the public are encouraged to participate remotely via detailed instructions on participating via teleconference available at: <https://sfbos.org/remote-meeting-call>.

Members of the public may participate by phone or may submit their comments by email to: Erica.Major@sfgov.org; all comments received will be made a part of the official record. Regularly scheduled Land Use and Transportation Committee Meetings begin at 1:30 p.m. every Monday of each month. Committee agendas and their associated documents are available at <https://sfbos.org/committees>.

ROLL CALL AND ANNOUNCEMENTS

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

AGENDA CHANGES

There were no agenda changes.

COMMUNICATIONS

*Erica Major, Clerk of the Land Use and Transportation Committee, instructed members of the public, to contribute live comments for up to two minutes by dialing the provided telephone number. When connected, they will receive another prompt, dial * 3 to be added to the queue to speak, advised the public to call from a quiet location, speak clearly and slowly, and turn down their television, radio, or streaming device, and that written comments may be submitted through email to the Clerk (Erica.Major@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.*

REGULAR AGENDA

211233 [Planning Code - Landmark Designation - 2778-24th Street]

Sponsors: Ronen; Peskin, Preston and Melgar

Ordinance amending the Planning Code to designate 2778-24th Street (aka Casa Sanchez Building), Assessor's Parcel Block No. 4210, Lot No. 018, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.

11/30/21; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 12/30/2021.

12/27/21; NOTICED. Notice of Public Hearing for 1/10/2022 Land Use and Transportation Committee meeting mailed to property owner and interested parties.

Heard in Committee. Speakers: Supervisor Hillary Ronen (Board of Supervisors); Pilar LaValley (Planning Department); presented information and answered questions raised throughout the discussion. Woody LaBounty (San Francisco Heritage); spoke in support of the hearing matter. Martha Sanchez; Anne Cervantes; spoke on various concerns relating to the hearing matter.

Supervisors Peskin, Preston, and Melgar requested to be added as a co-sponsors.

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

Ayes: 3 - Melgar, Preston, Peskin

211093 [Planning Code - Castro Street Neighborhood Commercial District]**Sponsor: Mandelman**

Ordinance amending the Planning Code to conditionally permit Bars in the Castro Street Neighborhood Commercial District; 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 under Planning Code, Section 302.

10/19/21; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/18/2021.

10/22/21; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

11/01/21; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for comment and recommendation.

11/09/21; 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.

12/20/21; RESPONSE RECEIVED. On December 13, 2021 the Commission met and recommended support for the proposed legislation.

01/07/22; RESPONSE RECEIVED. On December 16, 2022, the Commission met and held a duly noticed hearing and recommended approval with modifications for this proposed legislation.

Heard in Committee. Speakers: Jacob Bintliff (Office of Supervisor Rafael Mandelman); Audrey Merlone (Planning Department); presented information and answered questions raised throughout the discussion. Jeff Allard; spoke in support of the hearing matter.

Vice Chair Preston moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

211265 [Administrative Code - Tenant Opportunity To Cure; Eviction Protections]**Sponsors: Preston; Walton, Chan, Peskin, Ronen, Haney and Melgar**

Ordinance amending the Administrative Code to require landlords pursuing certain types of evictions to first provide their tenants written notice and an opportunity to cure, unless the eviction is based on an imminent health or safety issue or the non-payment of COVID-19 rental debt; and making findings that the eviction protections in the Rent Ordinance are more protective than those found in State law pursuant to California Civil Code, Section 1946.2.

12/07/21; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 1/6/2022.

12/15/21; REFERRED TO DEPARTMENT. Referred to the Rent Board, Mayor's Office of Housing and Community Development, and Office of Civic Engagement and Immigrant Affairs for informational purposes.

Heard in Committee. Speakers: Scott Weaver (Eviction Defense Collaborative); Anastasia Youvanopoulos; Theresa Flandrich; (North Beach Tenants Committee); Ora Prochovnick; Daniel Rivera; Maria Ixchel Zamundio (Housing Rights Committee of San Francisco); Jaqueline Patton (Eviction Defense Collaborative, Inc.); spoke in support of the hearing matter. Brian; William Jake; spoke in opposition of the hearing matter.

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

Ayes: 3 - Melgar, Preston, Peskin

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:22 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.