



City and County of San Francisco

Meeting Agenda

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: John Carroll

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

Monday, October 16, 2023

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Remote Access to Information and Participation

The Board of Supervisors (www.sfbos.org) and its committees convene hybrid meetings that allow in-person attendance, in-person public comment (prioritized before remote public comment), remote access (watch: www.sfgovtv.org), and remote public comment via teleconference (<https://sfbos.org/remote-meeting-call>). Members of the public may also submit their comments by email to the Clerk listed above; all comments received will be made a part of the official record.

PUBLIC COMMENT CALL IN

[1 \(415\) 655-0001 / Meeting ID: 2662 402 6907 # #](tel:4156550001)

(Press *3 to enter the speaker line)

ROLL CALL AND ANNOUNCEMENTS

COMMUNICATIONS

AGENDA CHANGES

REGULAR AGENDA

1. [230877](#) **[Commemorative Street Name Designation - “Elsie Tonelli Street” - Mission Street between Santa Rosa Avenue and Excelsior Avenue]**
Sponsor: Safai
Resolution adding the Commemorative Street Name “Elsie Tonelli Street” to Mission Street between Santa Rosa Avenue and Excelsior Avenue in recognition of her contribution to San Francisco as a local figure.

7/25/23; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

8/8/23; REFERRED TO DEPARTMENT.

10/6/23; NOTICED.

2. [230941](#) **[Commemorative Street Plaques - Lodginghouse District Historical Markers]**
Sponsor: Dorsey
Resolution authorizing the placement of the Lodginghouse District of San Francisco’s Cultural Heritage District plaques, to be installed on the sidewalks at various historic location markers along the 6th Street corridor between Market Street and Howard Street, and initiating the process set forth in Public Works Code, Sections 789 et seq., to provide for the creation of a program for and installation of commemorative plaques in the Lodginghouse District.

9/5/23; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

9/8/23; REFERRED TO DEPARTMENT.

10/6/23; NOTICED.

3. [230942](#) **[Commemorative Street Plaques - SoMa Pilipinas Filipino Cultural Heritage District Historical Markers]**
Sponsor: Dorsey
Resolution authorizing the placement of the SoMa Pilipinas Filipino Cultural Heritage District plaques, to be installed on the sidewalk at various historic location markers along the 6th Street corridor between Market Street and Howard Street, and initiating the process set forth in Public Works Code, Sections 789 et seq., to provide for the creation of a program for and installation of commemorative plaques in the SoMa Pilipinas Cultural District.

9/5/23; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

9/8/23; REFERRED TO DEPARTMENT.

10/6/23; NOTICED.

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4. [230943](#) **[Commemorative Street Plaques - Compton's Transgender Cultural District Historical Markers]**
Sponsor: Dorsey
Resolution authorizing the placement of the Compton's Transgender Cultural District of San Francisco's Cultural Heritage District plaques, to be installed on the sidewalks at various historic location markers along the 6th Street corridor between Market Street and Howard Street, and initiating the process set forth in Public Works Code, Sections 789 et seq., to provide for the creation of a program for and installation of commemorative plaques in Compton's Transgender Cultural District.
- 9/5/23; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
- 9/8/23; REFERRED TO DEPARTMENT.
- 10/6/23; NOTICED.
5. [230944](#) **[Resolution of Intent to Establish a Street Plaza at Eagle Plaza 383-12th Street]**
Sponsors: Dorsey; Mandelman
Resolution of Intent establishing a Street Plaza at Eagle Plaza 383-12th Street, under Administrative Code, Chapter 94 and urging Public Works to initiate the process to solicit a Plaza Steward at this location.
- 9/5/23; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
- 9/8/23; REFERRED TO DEPARTMENT.
6. [220709](#) **[Planning Code - Nighttime Entertainment Castro Street Neighborhood Commercial District]**
Sponsor: Mandelman
Ordinance amending the Planning Code, to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
- 6/7/22; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.
- 6/15/22; REFERRED TO DEPARTMENT.
- 7/20/22; RESPONSE RECEIVED.
- 8/4/22; REMAIN ACTIVE.
- 1/26/23; REMAIN ACTIVE.
- 6/16/23; REMAIN ACTIVE.
- 6/22/23; RESPONSE RECEIVED.
- 10/2/23; CONTINUED.

7. **230446** **[Planning and Subdivision Codes, Zoning Map - Housing Production]**

Sponsors: Mayor; Engardio and Dorsey

Ordinance amending the Planning Code to encourage housing production by 1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations, and areas outside RH (Residential House) Districts within the Family Housing Opportunity Special Use District; 2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots in areas outside the Priority Equity Geographies Special Use District, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; 3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; 4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; 5) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; 6) exempting certain affordable housing projects from certain development fees; 7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; and 8) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity Geographies Special Use District; amending the Subdivision Code to update the condominium conversion requirements for projects utilizing residential density exceptions in RH Districts; 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.

4/18/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

4/26/23; REFERRED TO DEPARTMENT.

5/17/23; RESPONSE RECEIVED.

6/6/23; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee.

6/9/23; REFERRED TO DEPARTMENT.

6/13/23; REFERRED TO DEPARTMENT.

6/27/23; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee.

6/30/23; REFERRED TO DEPARTMENT.

7/14/23; RESPONSE RECEIVED.

7/20/23; RESPONSE RECEIVED.

9/8/23; NOTICED.

9/18/23; CONTINUED.

9/25/23; REFERRED TO DEPARTMENT.

10/2/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

10/2/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

10/2/23; CONTINUED AS AMENDED.

ADJOURNMENT

NOTE: Pursuant to Government Code Section 65009, the following notice is hereby given: if you challenge, in court, the general plan amendments or planning code and zoning map amendments described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

LEGISLATION UNDER THE 30-DAY RULE

NOTE: The following legislation will not be considered at this meeting. Board Rule 3.22 provides that when an Ordinance or Resolution is introduced which would CREATE OR REVISE MAJOR CITY POLICY, the Committee to which the legislation is assigned shall not consider the legislation until at least thirty days after the date of introduction. The provisions of this rule shall not apply to the routine operations of the departments of the City or when a legal time limit controls the hearing timing. In general, the rule shall not apply to hearings to consider subject matter when no legislation has been presented, nor shall the rule apply to resolutions which simply URGE action to be taken.

230988

[Planning Code - Cannabis Retail Uses]

Sponsor: Stefani

Ordinance amending the Planning Code to require a minimum distance of 600 feet between a Cannabis Retail Use and daycare centers, exempt pending applications from that distance requirement, and establish an 18-month period of discontinuance of a Cannabis Retail Use as abandonment of the business, preventing its restoration except as a new Cannabis Retail Use; 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 findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

9/19/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

9/22/23; REFERRED TO DEPARTMENT.

10/5/23; REFERRED TO DEPARTMENT.

231005 [Building Code - Deadlines for Disability Access Improvements for Places of Public Accommodation]**Sponsors: Mandelman; Engardio and Chan**

Ordinance amending the Building Code to extend the deadlines for existing buildings with a place of public accommodation to comply with the requirement to have all primary entries and paths of travel into the building accessible to persons with disabilities or to receive a City determination of equivalent facilitation, technical infeasibility, or unreasonable hardship; to extend the period for granting extensions from those deadlines; and to extend the time for the Department of Building Inspection's Report to the Board of Supervisors regarding the disability access improvement program.

9/26/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

10/4/23; REFERRED TO DEPARTMENT.

231006 [Planning Code, Zoning Map - 900 Kearny Street Special Use District]**Sponsor: Peskin**

Ordinance amending the Planning Code and Zoning Map to create the 900 Kearny Street Special Use District; 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 findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

9/26/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

10/4/23; REFERRED TO DEPARTMENT.

10/10/23; REFERRED TO DEPARTMENT.

231033 [Planning Code - Landmark Designation - Chata Gutierrez Mural]

Ordinance amending the Planning Code to designate Chata Gutierrez Mural, located at 3175-24th Street, Assessor's Parcel Block No. 6519, Lot No. 041, 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. (Historic Preservation Commission)

10/6/23; RECEIVED FROM DEPARTMENT.

231034 [Planning Code - Landmark Designation - Carnival Mural]

Ordinance amending the Planning Code to designate Carnival Mural, located at 1311-1315 South Van Ness Avenue, Assessor's Parcel Block No. 6519, Lot No. 039, 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. (Historic Preservation Commission)

10/6/23; RECEIVED FROM DEPARTMENT.

Agenda Item Information

Each item on the Consent or Regular agenda may include the following documents: 1) Legislation; 2) Budget and Legislative Analyst report; 3) Department or Agency cover letter and/or report; 4) Public correspondence. These items are available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, Reception Desk or at <https://sfbos.org/legislative-research-center-lrc>.

Meeting Procedures

The Board of Supervisors is the legislative body of the City and County of San Francisco. The Board has several standing committees where legislation is the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing on measures which have been heard in committee.

Board procedures do not permit: 1) vocal or audible support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones or electronic devices; 3) bringing in or displaying signs in the meeting room; and 4) standing in the meeting room. Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives; except that public speakers using interpretation assistance will be allowed to testify for twice the amount of time. If simultaneous interpretation services are used, speakers will be governed by the public testimony time limit applied to speakers not requesting interpretation assistance. Members of the public who want to display a document should place it on the overhead during their public comment and remove the document when they want the screen to return to live coverage of the meeting.

IMPORTANT INFORMATION: The public is encouraged to testify at Board and Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding agenda items. These comments will be made a part of the official public record and brought to the attention of the Board of Supervisors. Written communications should be submitted to the Clerk of the Board or the Clerk of the Committee: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications not received prior to the hearing may be delivered to the Clerk of the Board or the Clerk of the Committee and will be shared with the Members.

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AGENDA PACKET: Available at <http://www.sfbos.org/meetings>. Meetings are cablecast on SFGovTV, the Government Channel, at www.sfgovtv.org or Cable Channels 26, 28, 78 or 99 (depending on your provider). For DVD copies call (415) 554-4188.

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino if requests are made at least 48 hours in advance of the meeting, to help ensure availability. For more information or to request services: Contact Wilson Ng at (415) 554-5184.

傳譯服務: 所有常規及特別市參事會會議和常務委員會會議將提供西班牙文, 中文以及菲律賓文的傳譯服務, 但必須在會議前最少48小時作出請求, 以確保能獲取到傳譯服務. 將因應請求提供交替傳譯服務, 以便公眾向有關政府機構發表意見. 如需更多資訊或請求有關服務, 請致電 (415) 554-5184 聯絡我們.

AVISO EN ESPAÑOL: Los servicios de idiomas están disponibles en español, chino, y filipino en todas las reuniones regulares y reuniones especiales de la Junta, de los Comités, si se solicita por lo menos 48 horas antes de la reunión para ayudar a garantizar su disponibilidad. Para más información o solicitar servicios, por favor contactar a (415) 554-5184.

PAUNAWA: Mayroong serbisyong pang-wika sa Espanyol, Tsino at Pilipino para sa lahat ng mga regular at espesyal na pagpupulong ng Board, at Komite ng Board. Sa kasalukuyan, mayroong serbisyo sa wikang Pilipino na maaaring hilingin, 48 oras (o mas maaga) bago ng pagpupulong upang matiyak na matutugunan ang inyong kahilingan. Para sa karagdagang impormasyon o para humiling ng serbisyo pang-wika, tawagan lamang ang (415) 554-5184.

Americans with Disabilities Act (ADA)

The ADA is a civil rights law that protects people with different types of disabilities from discrimination in all aspects of social life. More specifically, Title II of the ADA requires that all programs offered through the state and local government such as the City and County of San Francisco must be accessible and usable to people with disabilities. The ADA and City policy require that people with disabilities have equal access to all City services, activities, and benefits. People with disabilities must have an equal opportunity to participate in the programs and services offered through the City and County of San Francisco. If you believe your rights under the ADA are violated, contact the ADA Coordinator.

Ordinance No. 90-10 added Section 2A.22.3 to the Administrative Code, which adopted a Citywide Americans with Disabilities Act Reasonable Modification Policy that requires City departments to: (1) provide notice to the public of the right to request reasonable modification; (2) respond promptly to such requests; (3) provide appropriate auxiliary aids and services to people with disabilities to ensure effective communication; and (4) train staff to respond to requests from the public for reasonable modification, and that requires the Mayor's Office on Disability to provide technical assistance to City departments responding to requests from the public for reasonable modifications. The Board of Supervisors and Office of the Clerk of the Board support the Mayor's Office on Disability to help make San Francisco a city where all people enjoy equal rights, equal opportunity, and freedom from illegal discrimination under disability rights laws.

Meetings are real-time captioned and are cablecast open-captioned on SFGovTV, the Government Channel, at www.sfgovtv.org or Cable Channels 26, 28, 78 or 99 (depending on your provider). Board and Committee meeting agendas and minutes are available on the Board's website www.sfbos.org and adhere to web development guidelines based upon the Federal Access Board's Section 508 Guidelines. To request sign language interpreters, readers, large print agendas or other accommodations, please contact (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability. If further assistance is needed, please contact Wilson Ng at (415) 554-5184 wilson.l.ng@sfgov.org.

Know Your Rights Under The Sunshine Ordinance

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-5163; or by email at softf@sfgov.org Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67, on the Internet at <http://www.sfbos.org/sunshine>.

Ethics Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code, Section 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; web site <http://www.sfgov.org/ethics>.

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit <http://www.sfethics.org>.