

LAND USE AND TRANSPORTATION COMMITTEE CITY AND COUNTY OF SAN FRANCISCO MEETING MINUTES

Monday, November 3, 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

First-named Supervisor is Chair, Second-named Supervisor is Vice-Chair of the Committee.

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

The Land Use and Transportation Committee met in regular session on Monday, November 3, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:32 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

Chair Melgar requested that File Nos. 250426 and 250427 be heard together.

250426 [Planning Code, Zoning Map - San Francisco Gateway Special Use District]

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

Ordinance amending the Planning Code and the Zoning Map to establish the San Francisco Gateway Special Use District generally bounded by Kirkwood Avenue to the northeast, Rankin Street to the southeast, McKinnon Avenue to the southwest, and Toland Street to the northwest; making findings 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.

Heard in Committee. Speaker(s): Supervisor Shamann Walton (Board of Supervisors); Susan Ma (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion. Rev. Dr. Carolyn Ransom-Scott; Lindsay Palmer; Michael; Speaker; Vanessa; Kristin Hardy; Dan Torres; Rudy Gonzalez (San Francisco Building & Construction Trades Council); Raymond Tan; spoke in support of the ordinance matter. Steve Zeltzer; spoke in opposition to the ordinance matter. Francisco Da Costa; shared various concerns regarding the ordinance matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250427 [Development Agreement - Prologis, L.P. - San Francisco Gateway Project - Toland Street at Kirkwood Avenue]

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

Ordinance approving a Development Agreement between the City and County of San Francisco and Prologis, L.P., a Delaware limited partnership, for the development of an approximately 17.1-acre site located at Toland Street at Kirkwood Avenue with two multi-story production, distribution, and repair buildings in a core industrial area, including 1,646,000 square feet of production, distribution, and repair, space for non-retail sales and service, automotive, and retail uses, a rooftop solar array, ground-floor maker space, and streets built to City standard; making findings under the California Environmental Quality Act; making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); making findings of public convenience, necessity, and welfare under Planning Code, Section 302; approving certain development impact fees for the Project and waiving certain Planning Code fees and requirements; confirming compliance with or waiving certain provisions of Labor and Employment Code, Articles 131, 132, 103, 104, and 106, and Administrative Code, Chapters 56, 14B, 82, 83, and 23; and ratifying certain actions taken in connection therewith, as defined herein.

Heard in Committee. Speaker(s): Supervisor Shamann Walton (Board of Supervisors); Susan Ma (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion. Rev. Dr. Carolyn Ransom-Scott; Lindsay Palmer; Michael; Speaker; Vanessa; Kristin Hardy; Dan Torres; Rudy Gonzalez (San Francisco Building & Construction Trades Council); Raymond Tan; spoke in support of the ordinance matter. Steve Zeltzer; spoke in opposition to the ordinance matter. Francisco Da Costa; shared various concerns regarding the ordinance matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250886 [Planning Code - Adaptive Reuse of Historic Buildings]

Sponsor: Mayor

Ordinance amending the Planning Code to allow additional uses as principally or conditionally permitted in Historic Buildings citywide, exempt Historic Buildings in certain Eastern Neighborhood Plan Areas from Conditional Use authorization otherwise required to remove Production, Distribution, and Repair (PDR), Institutional Community, and Arts Activities uses, and from providing replacement space for such uses, make conforming amendments to provisions affected by the foregoing, including zoning control tables; 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 general welfare under Planning Code, Section 302.

Heard in Committee. Speaker(s): Lisa Gluckstein (Planning Department); presented information and answered questions raised throughout the discussion. Speaker; Speaker; Romalyn Schmaltz; Apollo; Pat Huey; Heather Davies; Raymond Tan; Speaker; Speaker; Speaker; Speaker; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250888 [Planning Code - Planning Fees]

Sponsors: Mayor; Dorsey

Ordinance amending the Planning Code to require certain Planning Department fees to be paid to the Department at the time the Development Application is submitted, modify the environmental review fees for large projects, and remove the separate fee schedule for "Class 32" categorical exemptions under the California Environmental Quality Act; 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.

Heard in Committee. Speaker(s): Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. Speaker; Romalyn Schmaltz; Speaker; spoke in opposition to the ordinance matter. Raymond Tan; shared various concerns regarding the ordinance matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

Supervisor Mandelman was noted present at 2:06 p.m.

Supervisor Sauter was noted present at 2:23 p.m.

SPECIAL MEETING OF THE BOARD OF SUPERVISORS

Supervisor Chan was noted present at 2:25 p.m., thereby constituting a quorum of the Board of Supervisors. A special meeting of the Board of Supervisors was convened at 2:25 p.m., and maintained sporadically throughout the meeting through 4:24 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, Mandelman, Sauter, and Chan.

Supervisor Dorsey was noted present at 2:50 p.m.

Supervisor Sherrill was noted present at 3:46 p.m.

250808 [Planning Code; Administrative Code - Legacy Businesses in Neighborhood Commercial Districts]

Sponsor: Chan

Ordinance amending the Planning Code to define Legacy Business and to require conditional use authorization prior to replacing a Legacy Business with a new non-residential use in certain Neighborhood Commercial, Named Neighborhood Commercial, and Neighborhood Commercial Transit Districts, and in the Chinatown Mixed Use Districts; amending the Administrative Code to allow a business that has been operating for 15 years to qualify as a Legacy Business; 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 302.

(Supervisor Mahmood dissented in committee.)

(Pursuant to Charter, Section 4.105, this matter shall require a vote of two-thirds (8 votes) of the Board of Supervisors to reverse the disapproval of the Planning Commission and approve this Ordinance for passage.)

Heard in Committee. Speaker(s): Supervisor Connie Chan (Board of Supervisors); Lisa Gluckstein (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Marc Bruno; Romalyn Schmaltz; Speaker; Yolanda; Gwen McLaughlin (Small Business Forward); Justin; Pat Huey; Speaker; Steven Torres; Andy Katz; Katherine Howard; Raymond Tan; Bridget Maley; Howard Wong; Speaker; spoke in support of the ordinance matter.

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

Ayes: 2 - Melgar, Chen

Noes: 1 - Mahmood

Chair Melgar requested that File Nos. 250966, 250700, 251071, 250701, 251073, and 250985 be heard together.

ADJOURNMENT OF THE BOARD OF SUPERVISORS

At the hour of 4:25 p.m., Supervisors Mandelman, Sauter, Chan, Dorsey and Sherrill were noted not present, thereby adjourning the Special Meeting of the Board of Supervisors.

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. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; 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 17, 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. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; 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 17, 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), 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)

Heard in Committee. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; shared various concerns regarding the ordinance matter.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Pages 13-16, to delete certain parcels along Ocean Avenue from the changes in the ordinance. 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 17, 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)

Heard in Committee. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 11, Lines 23-24, by inserting 'Except as provided in this Section 206.10, all HC-SF projects shall comply with Article 4 of the Planning Code.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 17, Lines 15-18, by inserting '(4) Exclusions. In no event shall this Section 206.10 be interpreted as relieving a HC-SF project from complying with: Article 4 of the Planning Code other than as specified in this subsection (d); Section 202.17; any tenant protections contained elsewhere in the Planning Code, including Section 317 et seq.; or Chapter 37 of the Administrative Code.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 21, Lines 5-8 to read '(4) Units With Two or More Bedrooms. Projects that contain units with two or more bedrooms shall be permitted to include additional square footage, as set forth below: (A) 250 square feet for every two-bedroom unit provided in excess of the number of two-bedroom units required by subsection (d)(1)(B);' and making a conforming change on Line 25. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 27, Lines 5-9, to read '(c) Administrative Review. The Planning Department shall administratively review an HC-SF Project, unless the Project seeks a Major Modification pursuant to subsection (d), or any HC-SF Project that is a 100% Affordable HC-SF Project. The Planning Department's determination regarding an HC-SF Project under this subsection (c) shall not be appealable. Nothing in this Section 334 abrogates permit, license, or other requirements codified outside the Planning Code.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 29, Line 23 through Page 30, Line 9, to read '(4) The project does not demolish or substantially alter a historic resource that is: designated as a landmark or listed as a contributor to or located within a historic district under Article 10; listed as a Significant or Contributory Building under Article 11; listed in the California Register of Historical Resources or the National Register of Historic Places; identified in an adopted survey or historic context statement as potentially eligible for individual listing in the California Register of Historical Resources or the National Register of Historic Places; or, located within an historic district that is listed in, or identified in an adopted survey or historic context statement as potentially eligible for listing in, the California Register of Historical Resources or the National Register of Historic Places.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 31, Line 4, by inserting '(13) The project does not demolish or convert any portion of a Hotel.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 189, Lines 22-25, by striking '(12) Residential Flats. Notwithstanding anything to the contrary in this Section 317, projects that propose the Merger, reconfiguration, or reduction in size of Residential Flats shall not require a Conditional Use authorization if the project would increase the number of Dwelling Units on the property.' The motion carried by the following vote:

Ayes: 2 - Melgar, Chen

Noes: 1 - Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 190, Lines 8-10, by striking 'and in the case of demolition of any Residential Flats whether the proposed project is maintaining or increasing the number of units on the lot that contain at least two or more bedrooms or that are at least equivalent in size to the Residential Flats being demolished'. The motion carried by the following vote:

Ayes: 2 - Melgar, Chen

Noes: 1 - Mahmood

(Economic Impact)

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of November 17, 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)

Heard in Committee. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; shared various concerns regarding the ordinance matter.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 14, Line 21, through Page 15, Line 14, to read '(B) Dwelling Unit Mix. Section 207.6 and Section 207.7 shall apply, except that projects between four and nine units shall comply with the following: (i) a project with four dwelling units shall contain at least one unit with two or more bedrooms; and (ii) for projects between five and nine dwelling units, at least 25 percent of units shall contain two or more bedrooms, including at least one unit with three or more bedrooms, unless Section 207.6(c) requires a higher percentage of two- and three-bedroom units.' The motion carried by

the following vote:

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

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 2, Lines 1-2, by inserting 'amending the Administrative Code to set Board policy regarding the sale or lease of properties within the SFMTA SUD'; on Page 10, Lines 23-25, by inserting '(y) This ordinance, in Section 16 amends the Administrative Code to set Board of Supervisors policy regarding the approval of the sale or lease of properties within the Non-Contiguous San Francisco Municipal Transportation Agency Special Use District.'; and on Page 471-472, by inserting 'Section 16. Article I of Chapter 2 of the Administrative Code is hereby amended by adding Section 2.6-4 to read as follows: SEC. 2.6-4. POLICY FOR APPROVAL OF LEASES OR SALE OF PROPERTY WITHIN THE NON-CONTIGUOUS SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY SITES SPECIAL USE DISTRICT. (a) Whenever, in accordance with the provisions of the Charter, the San Francisco Municipal Transportation Agency ("SFMTA") submits a Non-Transit Lease or Sale Agreement to the Board of Supervisors for its approval or disapproval, it shall be the policy of the Board of Supervisors to only approve the Non-Transit Lease or Sale Agreement if: (i) it is for the development and operation of a 100% Affordable Housing Project; (ii) the SFMTA has provided each then-existing Qualified Nonprofit with a right of first refusal to lease or buy, as applicable, the affected property on the same terms in the Non-Transit Lease or Sale Agreement (which may include, but is not limited to, a rent or purchase price based on the highest and best use of the property), except the permitted use shall be modified to only permit the development and operation of a 100% Affordable Housing Project, and either (A) the SFMTA does not receive a bona fide acceptance of that offer from a Qualified Nonprofit within 14 calendar days, or (B) the SFMTA receives a bona fide acceptance within 14 calendar days from a Qualified Nonprofit, but that Qualified Nonprofit fails to sign the Non-Transit Lease or Sale Agreement within 30 days of submitting the bona fide acceptance; or (iii) the SFMTA Board of Directors has determined the Non-Transit Lease or Sale Agreement is needed to further the SFMTA's transit purposes and the Board of Supervisors affirms such determination. (b) A "100% Affordable Housing Project" shall be a residential project where all Residential Uses, except a manager's unit, are comprised solely of Dwelling Units or Group Housing bedrooms that are restricted for the Life of the Project as Affordable Units and meets the requirements in Planning Code Section 406(b)(1)(A) and (C). For purposes of this subsection (b), the terms "Affordable Unit" and "Life of the Project" are as defined in Planning Code Section 401, and the terms Residential Use, Dwelling Unit, and Group Housing are as defined in Planning Code Section 102. (c) A "Non-Transit Lease or Sale Agreement" means an agreement to lease or buy property located within the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District, established in Planning Code Section 249.11, to develop and operate a residential or commercial project. (d) "Qualified Nonprofit" shall be a nonprofit organization that meets the requirements set forth in Administrative Code Section 41B.4 and is listed on the Mayor's Office of Housing and Economic Development's website pursuant to Section 41B.4.' 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 (SFMTA SUD), 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; amending the Administrative Code to set Board policy regarding the sale or lease of properties within the SFMTA SUD; 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)

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Pages 170-171, by inserting '(d) Pre-Application Requirements. When a Development Application is submitted pursuant to this Section 249.11 for a site that meets the minimum specifications for 100% affordable housing sites as determined by the Mayor's Office of Housing and Community Development, the project sponsor, in conjunction with SFMTA, shall provide: (1) A feasibility study that models the development of the project site as 100% affordable housing, as that term is defined in Section 406(b)(1)(A) and (C); (2) Documentation that the project sponsor, in conjunction with SFMTA, has conducted at least one pre-application meeting. Mailed notice of the meeting shall be provided to the individuals and neighborhood organizations specified in Planning Code Section 333(e)(2)(A) and (C), as well as posted notice as set forth in Planning Code Section 333(e)(1). The Planning Department may establish procedures and requirements to administer this subsection; and (3) Documentation of how the project advances the City's goals for affordable housing on public lands, as identified in Housing Element Policy Actions 1.2.6 and 1.2.7.' 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 17, 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. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; 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 17, 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 6:48 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 9, 2025.

Angela Calvillo, Clerk of the Board