



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, September 29, 2025

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Myrna Melgar, Chyanne Chen, and Bilal Mahmood

The Land Use and Transportation Committee met in regular session on Monday, September 29, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:34 p.m.

ROLL CALL AND ANNOUNCEMENTS

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

COMMUNICATIONS

John Carroll, Land Use and Transportation Committee Clerk, instructed members of the public that public comment is taken on each item on the agenda. Alternatively, written comments may be submitted through email (john.carroll@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

250933 [African American Arts and Cultural District's Cultural, History, Housing, and Economic Sustainability Strategy Report]

Sponsors: Mayor; Walton, Chen, Melgar and Mahmood

Resolution accepting the African American Arts and Cultural District's Cultural History, Housing, and Economic Sustainability Strategy Report (CHHESS) under Administrative Code, Section 107.5.

09/09/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Supervisor Shamann Walton (Board of Supervisors); Julie Sabory and Imani Pardue-Bishop (Mayor's Office of Housing and Community Development); April Spears-Mays, Executive Director, and Jennifer Gayden (African American Arts and Cultural District); presented information and answered questions raised throughout the discussion. Arelious Walker; Linda Fadeke Richardson; Anika Howard (True Hope); Emily Murase, Executive Director (Japantown Task Force); Tracy; Dontaye Ball, President (Bayview Merchants Association); Pamela Gaylord; Damien Posey; David Woo (SoMa Pilipinas); Speaker; shared support for the resolution matter.

Supervisors Chen, Melgar, and Mahmood requested to be added as co-sponsors.

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

Ayes: 3 - Melgar, Chen, Mahmood

250716 [Planning Code - Permitting Outdoor Handwashing, Vacuuming, and Detailing of Automobiles in the Geary Boulevard NCD]**Sponsor: Chan**

Ordinance modifying the Geary Boulevard Neighborhood Commercial District (NCD) to authorize outdoor handwashing, vacuuming, and detailing of automobiles as an Accessory Use in certain Automotive Service Stations; 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

07/01/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/31/2025.

07/03/25; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for review and response. 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.

07/03/25; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

09/25/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on September 18, 2025, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Supervisor Connie Chan (Board of Supervisors); Lisa Gluckstein (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 SAME TITLE, on Page 5, Lines 1-6, to read 'Outdoor handwashing, vacuuming, and detailing of automobiles are permitted as an Accessory Use at Automotive Service Stations in the District. Such use may occupy no more than 5 onsite parking spots. The addition of such limited outdoor handwashing, vacuuming, and detailing of automobiles is not subject to the location and operational restrictions in Section 202.2(b)(3) and shall not constitute an enlargement or intensification of the use.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation committee meeting of October 6, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250919 [Planning Code - Landmark Designation - Mint Mall and Hall at 951-957 Mission Street]**Sponsors: Dorsey; Mandelman, Chan, Sauter, Sherrill, Chen and Melgar**

Ordinance amending the Planning Code to designate the Mint Mall and Hall at 951-957 Mission Street, in the south side Mission Street between 5th and 6th Streets, 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)

09/04/25; RECEIVED FROM DEPARTMENT.

09/09/25; ASSIGNED to Land Use and Transportation Committee. 9/11/25 - President Mandelman waived the 30-day rule pursuant to Board Rule No. 3.22.

09/12/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

09/19/25; NOTICED. Notice of public hearing for September 29, 2025 Land Use and Transportation Committee meeting mailed to property owners and interested parties.

09/25/25; RESPONSE RECEIVED. No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.

Heard in Committee. Speaker(s): Supervisor Matt Dorsey (Board of Supervisors); Moses Corrette (Planning Department); Zachary Frial (SOMCAN); presented information and answered questions raised throughout the discussion. Speaker; shared support for the resolution matter.

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

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

Ayes: 3 - Melgar, Chen, Mahmood

250810 [Building Code - Affordable Housing Projects Administrative Fee Deferral]**Sponsors: Mahmood; Dorsey, Chan, Sauter and Melgar**

Ordinance amending the Building Code to allow affordable housing projects and certain other projects to defer payment of certain administrative fees; and affirming the Planning Department's determination under the California Environmental Quality Act.

07/29/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/28/2025.

08/07/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Building Inspection Commission for review and response.

08/21/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on August 20, 2025, and recommended approval of the proposed legislation.

08/25/25; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

Heard in Committee. Speaker(s): Brianna Morales (Housing Action Coalition); shared support for the ordinance matter.

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

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

Ayes: 3 - Melgar, Chen, Mahmood

250657 [Building and Planning Codes - Development Impact Fees for Residential Development Projects]**Sponsors: Mahmood; Dorsey**

Ordinance amending the Building and Planning Codes to comply with California Government Code, Section 66007, by postponing the collection of development impact fees for designated residential development projects to the date of first certificate of occupancy or first temporary certificate of occupancy, whichever occurs first; 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.

06/10/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/10/2025.

06/20/25; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for review and response. 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.

06/26/25; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

07/18/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly-noticed hearing on July 16, 2025, and recommended approval of the proposed legislation.

09/18/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on September 11, 2025, and recommended approval of the proposed legislation.

Heard in Committee. Speaker(s): Lisa Gluckstein (Planning Department); presented information and answered questions raised throughout the discussion. Brianna Morales (Housing Action Coalition); spoke in support of the ordinance matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250784 [Urging the City Develop Streetscape, Stairway, and Landscape Maintenance Standards]**Sponsor: Engardio**

Resolution urging the Controller's City Services Auditor and the Department of Public Works to develop objective streetscape and landscape maintenance standards; and finding that well-maintained streetscapes and landscape assets are integral to support small businesses and economic development on commercial corridors.

07/22/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

07/31/25; REFERRED TO DEPARTMENT. Referred to the Office of the Controller and Public Works for informational purposes.

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

Vice Chair Chen moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, throughout the resolution text to include public stairways among the streetscape and landscape maintenance standards which the Board of Supervisors urges the City Services Auditor and Public Works departments to develop. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Resolution urging the Controller's City Services Auditor and the Department of Public Works to develop objective streetscape, stairway, and landscape maintenance standards; and finding that well-maintained streetscapes and landscape assets are integral to support small businesses and economic development on commercial corridors.

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

Ayes: 3 - Melgar, Chen, Mahmood

Chair Melgar requested that File Nos. 250697, 250764, 250802, and 250804 be heard together.

250697 [Planning Code, Zoning Map - 530 Sansome Mixed-Use Tower and Fire Station Special Use District]

Sponsors: Mayor; Sauter

Ordinance amending the Planning Code to create the 530 Sansome Mixed-Use Tower and Fire Station Special Use District, including a conditional use review and approval process allowing streamlined approval and exceptions from certain Planning Code requirements and the conditional rescission of an existing Article 10 landmark designation of 447 Battery Street within the Special Use District; revising the Zoning Map to increase the maximum height for Assessor's Parcel Block No. 0206, Lot Nos. 013, 014, and 017 within the Special Use District; adopting 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 general welfare under Planning Code, Section 302.

06/24/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/24/2025.

07/03/25; REFERRED TO DEPARTMENT. Referred to the Planning Commission for findings of consistency with the General Plan; the eight priority policies of Planning Code, Section 101.1; and findings of public necessity, convenience, and welfare under Planning Code, Section 302. Referred to the Planning Department for environmental review. Referred to the Historic Preservation Commission, the Office of Economic and Workforce Development, and the Mayor's Office of Housing and Community Development for informational purposes.

07/25/25; RESPONSE RECEIVED. CEQA clearance for the 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project Final Environmental Impact Report certified by the San Francisco Planning Commission on July 17, 2025, Motion 21771.

09/19/25; NOTICED. Ten-day notice for September 29, 2025 Land Use and Transportation committee hearing posted and published in the Examiner and posted, pursuant to California Government Code, Sections 65856 & 65090.

Heard in Committee. Speaker(s): Supervisor Danny Sauter (Board of Supervisors); Jonathan Cherry (Office of Economic and Workforce Development); Michael Mullin (Fire Department); Jonathan Vimr (Planning Department); presented information and answered questions raised throughout the discussion. Cynthia Gomez (Unite Here Local 2); Cameron Robbins (Operating Engineers, Local 3); Joe Sanders (Painters and Drywall Finishers Union Council 16); Greg Hardiman (International Union of Elevator Constructors, Local 8); Sharon Ng (Chinatown Community Development Center); Emmanuel Sanchez (Ironworkers Local 377); Rudy Gonzalez (San Francisco Building Trades Council); shared support for the ordinance matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250764 [General Plan - 530 Sansome Street and Fire Station 13 Development Project]

Ordinance amending the General Plan to revise the Urban Design Element, Downtown Area Plan, and Land Use Index to facilitate the 530 Sansome Street and Fire Station 13 Development Project; adopting 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 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: July 18, 2025)

07/18/25; RECEIVED FROM DEPARTMENT.

07/29/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/28/2025.

09/19/25; NOTICED. Ten-day notice for September 29, 2025 Land Use and Transportation committee hearing posted and published in the Examiner, pursuant to Government Code Sections 65091, 65090(a), and 65092(a).

Heard in Committee. Speaker(s): Supervisor Danny Sauter (Board of Supervisors); Jonathan Cherry (Office of Economic and Workforce Development); Michael Mullin (Fire Department); Jonathan Vimr (Planning Department); presented information and answered questions raised throughout the discussion. Cynthia Gomez (Unite Here Local 2); Cameron Robbins (Operating Engineers, Local 3); Joe Sanders (Painters and Drywall Finishers Union Council 16); Greg Hardiman (International Union of Elevator Constructors, Local 8); Sharon Ng (Chinatown Community Development Center); Emmanuel Sanchez (Ironworkers Local 377); Rudy Gonzalez (San Francisco Building Trades Council); shared support for the ordinance matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250802 [Public Works and Administrative Codes - Encroachment Permit for the 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project and Public Infrastructure Acceptance]

Sponsors: Mayor; Sauter

Ordinance approving a major encroachment permit for EQX Jackson SQ Holdco LLC to occupy portions of Merchant Street between Sansome and Battery Streets adjacent to 425 Washington Street, 439-445 Washington Street, and 530 Sansome Street (Assessor's Parcel Block No. 0206, Lot Nos. 013, 014, and 017) for the purpose of installing and maintaining decorative roadway and sidewalk paving, tabletop crosswalks, overhead string lighting, various pedestrian- and bike-oriented improvements, other non-standard infrastructure, and new street trees; waiving certain requirements under Public Works Code, Sections 724.7 (construction occupancy fee), 786.3 (final review of City departments prior to Public Works hearing), and 806 (street tree removal notice and appeal and replacement at or exceeding requirements), and Administrative Code, Section 1.51 (acceptance of public infrastructure), in connection with Permittee's implementation of the encroachment permit and project development; delegating to the Public Works Director the authority to accept an irrevocable offer for the public infrastructure in Merchant Street, dedicate such infrastructure to public use, designate it for street and roadway purposes, and accept it for City maintenance and liability purposes, subject to specified limitations; adopting 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; accepting a Public Works Order that recommends the major encroachment and delegation to the Public Works Director of the acceptance and related actions for the public improvements; and authorizing official acts, as defined, in connection with this Ordinance.

07/29/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/28/2025.

Heard in Committee. Speaker(s): Supervisor Danny Sauter (Board of Supervisors); Jonathan Cherry (Office of Economic and Workforce Development); Michael Mullin (Fire Department); Jonathan Vimr (Planning Department); presented information and answered questions raised throughout the discussion. Cynthia Gomez (Unite Here Local 2); Cameron Robbins (Operating Engineers, Local 3); Joe Sanders (Painters and Drywall Finishers Union Council 16); Greg Hardiman (International Union of Elevator Constructors, Local 8); Sharon Ng (Chinatown Community Development Center); Emmanuel Sanchez (Ironworkers Local 377); Rudy Gonzalez (San Francisco Building Trades Council); shared support for the ordinance matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250804 [Amended and Restated Conditional Property Exchange Agreement - EQX Jackson SQ Holdco LLC - 530 Sansome Street and 447 Battery Street]**Sponsors: Mayor; Sauter**

Ordinance approving an Amended and Restated Conditional Property Exchange Agreement between the City and County of San Francisco and EQX Jackson SQ Holdco LLC for the exchange of 530 Sansome Street and 447 Battery Street and the construction of a new fire station on 447 Battery Street; affirming exempt surplus property finding declaration; waiving the appraisal requirements of Administrative Code, Chapter 23; ratifying past actions and authorizing future actions in furtherance of this Ordinance, as defined herein; adopting findings 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.

07/29/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/28/2025.

Heard in Committee. Speaker(s): Supervisor Danny Sauter (Board of Supervisors); Jonathan Cherry (Office of Economic and Workforce Development); Michael Mullin (Fire Department); Jonathan Vimr (Planning Department); presented information and answered questions raised throughout the discussion. Cynthia Gomez (Unite Here Local 2); Cameron Robbins (Operating Engineers, Local 3); Joe Sanders (Painters and Drywall Finishers Union Council 16); Greg Hardiman (International Union of Elevator Constructors, Local 8); Sharon Ng (Chinatown Community Development Center); Emmanuel Sanchez (Ironworkers Local 377); Rudy Gonzalez (San Francisco Building Trades Council); shared support for the ordinance matter.

Chair Melgar moved that this Ordinance be RECOMMENDED. 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 3:36 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.