



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, July 27, 2026

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, July 27, 2026, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:33 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

260710 [Hunters View HOPE SF - Street and Public Infrastructure Acceptance; Official Right-of-Way Widths and Grades]

Sponsors: Walton; Mandelman

Ordinance accepting irrevocable offers of public infrastructure associated with the Hunters View HOPE SF Project, Phase 2, including an offer of improvements for infrastructure located within Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road, and an offer of dedication for real property for portions of Fairfax Avenue, Ironwood Way, and Middle Point Road; dedicating said public improvements for public use; designating said public improvements for public street and roadway purposes; accepting said public infrastructure for City maintenance and liability purposes, subject to specified limitations; establishing official street grades, sidewalk widths, and public right-of-way widths; amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" to establish official sidewalk widths on Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road; accepting an offer of dedication for Phase 2 easements; delegating authority to the Public Works Director to accept the Phase 3 public infrastructure, including authority to take all of the Phase 2 actions in this ordinance for Phase 3; authorizing the Director of Property to execute deeds and easement agreements, as specified; accepting a Public Works Order recommending various actions in regard to the public infrastructure improvements; 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.

06/16/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/16/2026.

07/02/26; REFERRED TO DEPARTMENT. Referred to the Planning Department for General Plan referral for non-Planning Code amendments and CEQA determination.

Heard in Committee. Speaker(s): Jason Luu (Mayor's Office of Housing and Community Development); 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 4, Lines 23-24, by striking 'The trailing easement vacation legislation is on file with the Clerk of the Board in File No. _____.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

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

Ayes: 3 - Melgar, Chen, Mahmood

260628 [Commemorative Street Name Designation - "Carlota Texidor del Portillo Way" - Bartlett Street between 21st Street and 22nd Street]**Sponsors: Mandelman; Melgar, Fielder and Chen**

Resolution adding the Commemorative Street Name "Dr. Carlota Texidor del Portillo Way" on Bartlett Street between 21st Street and 22nd Street, in recognition of Dr. Carlota Texidor del Portillo's leadership in establishing the City College of San Francisco's Mission campus and her legacy as a longtime civic and educational leader.

06/02/26; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

06/11/26; REFERRED TO DEPARTMENT. Referred to Public Works for informational purposes.

Heard in Committee. Speaker(s): Grace Huang (Office of Supervisor Rafael Mandelman); presented information and answered questions raised throughout the discussion. Juanita Owens; Gregoria Cahill; Cynthia M. Pelini; Mary Hernandez; Jose Padilla; John Trasviña; spoke in support of the resolution matter.

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

Chair Melgar moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by striking 'Dr.' from the proposed commemorative street name throughout the resolution text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Resolution adding the Commemorative Street Name "Carlota Texidor del Portillo Way" on Bartlett Street between 21st Street and 22nd Street, in recognition of Dr. Carlota Texidor del Portillo's leadership in establishing the City College of San Francisco's Mission campus and her legacy as a longtime civic and educational leader.

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

Ayes: 3 - Melgar, Chen, Mahmood

260818 [Declaring Intent to Initiate Undergrounding Process - Homestead Street]**Sponsor: Mandelman**

Resolution of Intent to initiate an undergrounding process for Homestead Street between 24th and 25th Streets; and making findings that undergrounding at this location is a general benefit to the public.

07/14/26; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Renil Bejoy (Office of Supervisor Rafael Mandelman); presented information and answered questions raised throughout the discussion. Ernie; Josh; Katherine Howard; shared various concerns regarding the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

251211 [Public Works, Administrative, Planning, Business and Tax Regulations Codes - Street Tree Standards, Appeals, and Adopt-A-Tree Fund]**Sponsors: Mayor; Wong**

Ordinance amending the Public Works Code to allow development projects to satisfy street tree planting requirements through payment of an in lieu fee or providing alternative landscaping; exempt accessory dwelling units from street tree planting requirements; eliminate appeals to the Board of Appeals and the Director of the Department of Public Works for hazardous tree removals undertaken by City departments and commissions; amending the Administrative Code to specify a separate account within the Adopt-A-Tree Fund to receive in lieu fees for street tree requirements; amending the Planning Code to update street tree applicability requirements; amending the Business and Tax Regulations Code to prescribe timeframes for the hearing and decision on appeals of certain street tree removals to the Board of Appeals; 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.

12/09/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 1/8/2026.

12/19/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Planning Commission for findings of consistency with the General Plan; the eight priority policies of Planning Code, Section 101.1; and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

12/22/25; 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.

03/25/26; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on March 12, 2026, and recommended approval of the proposed legislation with modifications.

06/30/26; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. 6/30/26 - Mayor introduced a substitute Ordinance bearing a new title.

07/08/26; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Planning Commission for findings of consistency with the General Plan; the eight priority policies of Planning Code, Section 101.1; and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Heard in Committee. Speaker(s): Ian Schneider and David Moore (Public Works); Elizabeth Watty (Planning Department); Madison Tam (Office of Supervisor Matt Dorsey); Julie Lamarre, Executive Director (Board of Appeals); presented information and answered questions raised throughout the discussion. Chris Desby; Josh Klipp (Mission Verde); Rosa Bell; John Crabtree; David Wolf; John Trasviña; Marie Sorenson (Calle 24 Latino Cultural District); Katherine Howard; Lance Karnes; Carol; Paul Wormer; Shawn Aukland; Erin Donneley; spoke in opposition to the ordinance matter.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 3, Lines 17-20, by inserting 'In expending funds for the planting and maintenance of new street trees, the Department intends to prioritize Environmental Justice Communities identified in the General Plan's Environmental Justice Framework and improve tree canopy cover across these neighborhoods.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Member Mahmood moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Lines 6-7, by striking 'and the Director of the Department of Public Works'; on Page 4, Lines 22-24, to read 'To that end, this ordinance retains the ability for a member of the public to appeal the hazardous tree removal to the Director of Public Works but eliminates a further appeal to the Board of Appeals.'; on Page 4, Lines 24-25, by striking 'the ability for a member of the public to appeal such a hazardous tree removal and thereby delay the removal of the hazard.'; on Page 6, Lines 9-14, to read '(A) If within 30 days after the giving of Notice for Street Tree Removal, as specified in subsection (a)(2), or if within 15 days after the giving of notice for Removal of a Hazard Street Tree, as specified in subsection (a)(4), any Person files with the Department written objections to the Removal, the Director shall hold a hearing to consider public testimony concerning the proposed Tree Removal.'; and on Page 7, Lines 8-10, to read '(B) The Department's decision on Removal of a Hazard Street Tree shall be appealable to the Director pursuant to subsection (a)(3). The Director's decision on Removal of a Hazard Street Tree shall be final and nonappealable.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Public Works Code to allow development projects to satisfy street tree planting requirements through payment of an in lieu fee or providing alternative landscaping; exempt accessory dwelling units from street tree planting requirements; eliminate appeals to the Board of Appeals for hazardous tree removals undertaken by City departments and commissions; amending the Administrative Code to specify a separate account within the Adopt-A-Tree Fund to receive in lieu fees for street tree requirements; amending the Planning Code to update street tree applicability requirements; amending the Business and Tax Regulations Code to prescribe timeframes for the hearing and decision on appeals of certain street tree removals to the Board of Appeals; 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.

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

Ayes: 3 - Melgar, Chen, Mahmood

260415 [Planning Code - Landmark Designation Amendment - “Site of the Compton’s Cafeteria Riot”]**Sponsors: Mahmood; Chen, Mandelman and Dorsey**

Ordinance amending the Landmark Designation for Landmark No. 307, the Turk and Taylor Streets Intersection together with defined portions of 101 Taylor Street, Assessor’s Parcel Block No. 0339, Lot No. 003 (known as the “Site of the Compton’s Cafeteria Riot”), under Article 10 of the Planning Code, to include the entire building at 101-121 Taylor Street and to expand the period of significance; 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)

04/16/26; RECEIVED FROM DEPARTMENT.

04/28/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/28/2026. Supervisor Mahmood assumed primary sponsorship

05/29/26; NOTICED. Notice of public hearing for June 8, 2026 Land Use and Transportation Committee meeting posted and mailed to property owners and interested parties.

06/04/26; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

06/08/26; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speaker(s): None.

07/17/26; NOTICED. Notice of public hearing for July 27, 2026 Land Use and Transportation Committee meeting posted and mailed to property owners and interested parties.

Heard in Committee. Speaker(s): None.

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

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 3:17 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.