



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, February 2, 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, February 2, 2026, 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. 251100 and 251101 be heard together.

251100 [Planning Code - Landmark District Designation - Chula-Abbey Early Residential Historic District]

Sponsor: Mandelman

Ordinance amending the Planning Code to add a new Appendix P to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Chula-Abbey Early Residential Historic District; 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)

10/31/25; RECEIVED FROM DEPARTMENT.

11/18/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 12/18/2025. Supervisor Mandelman assumed primary sponsorship.

11/26/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

12/08/25; RESPONSE RECEIVED. No further environmental review is required. The project is exempt under CEQA. It can be seen with certainty that there is no possibility of a significant effect on the environment.

01/23/26; NOTICED. Notice of public hearing for February 2, 2026 Land Use and Transportation Committee meeting posted and mailed to property owners and interested parties.

Heard in Committee. Speaker(s): Sophie Marie (Office of Supervisor Mandelman); Pilar LaValley (Planning Department); presented information and answered questions raised throughout the discussion. Peter Lewis; Aaron Phillips, President (Mission Dolores Neighborhood Association); spoke in support of 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

251101 [Planning Code - Landmark District Designation - Alert Alley Early Residential Historic District]**Sponsor: Mandelman**

Ordinance amending the Planning Code to add a new Appendix Q to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Alert Alley Early Residential Historic District; 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)

10/31/25; RECEIVED FROM DEPARTMENT.

11/18/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 12/18/2025.

11/26/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

12/08/25; RESPONSE RECEIVED. CEQA clearance under Categorical Exemption for Planning Department File No. 2025-00591DES - Alert Alley Early Residential Historic District Landmark, issued October 9, 2025.

01/23/26; NOTICED. Notice of public hearing for February 2, 2026 Land Use and Transportation Committee meeting posted and mailed to property owners and interested parties.

Heard in Committee. Speaker(s): Sophie Marie (Office of Supervisor Mandelman); Pilar LaValley (Planning Department); presented information and answered questions raised throughout the discussion. Peter Lewis; Aaron Phillips, President (Mission Dolores Neighborhood Association); spoke in support of 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

250814 [Planning Code, Zoning Map, Street Vacation - Portions of Moraga and Noriega Avenues and Kensington Way]**Sponsor: Melgar**

Ordinance ordering the summary street vacation of City property on unimproved street areas of Moraga and Noriega Avenues; finding the street vacation area is not necessary for the City's use; reserving easements related to support for the City-owned retaining wall from the street vacation properties and including other conditions to the street vacation; amending the Planning Code and Zoning Map to rezone the City property identified as Assessor's Parcel Block No. 2042, Lot Nos. 039-041 from P (Public)/OS (Open Space) to RH-2 (Residential Housing Two-family)/40-X, and to rezone parcels on Kensington Way adjacent to Vasquez Avenue shown on Assessor's Parcel Block No. 2923, Lot Nos. 010A and 024-027 from RH-1(D)/40-X to Public/Open Space; affirming the Planning Commission's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of the Planning Code, Section 101.1 and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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 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.

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. Any future development would require separate environmental review.

10/23/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on October 9, 2025, and recommended approval of the proposed legislation.

01/16/26; NOTICED. First 14-Day Notice for February 2, 2026 Land Use and Transportation Committee hearing published in the Examiner and posted pursuant to Streets and Highways Code, Sections 8320 and 8322.

01/25/26; NOTICED. Second 14-Day Notice for February 2, 2026 Land Use and Transportation Committee hearing published in the Examiner and posted pursuant to Streets and Highways Code, Sections 8320 and 8322.

Heard in Committee. Speaker(s): Audrey Merlone (Planning Department); presented information and answered questions raised throughout the discussion. Helen St. John; Laura Strazo; Elizabeth Mayer; George Burwasser; Speaker; Laura; Frank Chen; Glen Gullmes; Huntley Barad; Greg Kind; Dan Chelsky; Gordon Atkinson; Nicole St. John; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be **AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE**, on Page 1, Lines 7-14, to read 'amending the Planning Code and Zoning Map to rezone the City property identified as Assessor's Parcel Block No. 2042, Lot Nos. 039 from P (Public) and RH-2 (Residential Housing Two-Family)/OS (Open Space) to RH-2/40-X and Assessor's Parcel Block No. 2042, Lot No. 40 from RH-1 (Residential Housing One-Family) and RH-2/OS to RH-2/40-X, and to rezone parcels on Kensington Way adjacent to Vasquez Avenue shown on Assessor's Parcel Block No. 2923, Lot Nos. 010A and 024-027 from RH-1(D) (Residential Housing One-Family Detached Dwellings)/40-X to Public/Open Space'; on Page 6, Lines 5-15, to read '(g) The Board of Supervisors intends to approve the draft quitclaim deeds for the City Property, including a reservation for the Retaining Wall Support Easements, and to accept the deeds for the Kensington Way Parcels in substantially the same form as those on file with the Clerk of the Board of Supervisors. The Board also intends to condition the conveyance of the City Property to the Developer on: (1) City approval of a subdivision map that creates legal parcels on the City Property, and (2) accepting and recording deeds for the Kensington Way Parcels prior to or concurrent with conveyance of the City Property to Developer (collectively, the "City Property Conveyance Conditions").'; and making conforming changes throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance ordering the summary street vacation of City property on unimproved street areas of Moraga and Noriega Avenues; finding the street vacation area is not necessary for the City's use; reserving easements related to support for the City-owned retaining wall from the street vacation properties and including other conditions to the street vacation; amending the Planning Code and Zoning Map to rezone the City property identified as Assessor's Parcel Block No. 2042, Lot Nos. 039 from P (Public) and RH-2 (Residential Housing Two-Family)/OS (Open Space) to RH-2/40-X and Assessor's Parcel Block No. 2042, Lot No. 40 from RH-1 (Residential Housing One-Family) and RH-2/OS to RH-2/40-X, and to rezone parcels on Kensington Way adjacent to Vasquez Avenue shown on Assessor's Parcel Block No. 2923, Lot Nos. 010A and 024-027 from RH-1(D) (Residential Housing One-Family Detached Dwellings)/40-X to Public/Open Space; affirming the Planning Commission's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of the Planning Code, Section 101.1 and adopting findings of public necessity, convenience, and welfare 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

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:14 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.