



City and County of San Francisco

Meeting Agenda

Land Use and Transportation Committee

Members: Myrna Melgar, Chyanne Chen, Bilal Mahmood

Clerk: John Carroll

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

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Monday, December 15, 2025

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

ROLL CALL AND ANNOUNCEMENTS

COMMUNICATIONS

AGENDA CHANGES

REGULAR AGENDA

- [250385](#)** **[Planning Code - Reproductive Health Clinics]**
Sponsors: Mayor; Melgar, Chan and Mandelman
Ordinance amending the Planning Code to indicate districts where Reproductive Health Clinics are principally permitted and to make other conforming changes to the Planning Code and Zoning Control Tables, as required by Proposition O, passed by the voters in November 2024; 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.

4/15/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

4/23/25; REFERRED TO DEPARTMENT.

5/5/25; RESPONSE RECEIVED.

7/1/25; RESPONSE RECEIVED.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on December 16, 2025.

2. [250887](#) [Planning Code - Permitting Parking in Driveways]**Sponsors: Mayor; Chen and Melgar**

Ordinance amending the Planning Code to permit parking of up to two operable vehicles, not including boats, trailers, recreational vehicles, mobile homes, or buses, in driveways located in required front setbacks, side yards, or rear yards; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

9/2/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

9/15/25; REFERRED TO DEPARTMENT.

9/29/25; RESPONSE RECEIVED.

10/28/25; RESPONSE RECEIVED.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on December 16, 2025.

3. [250719](#) [Planning Code - Definitions, Family, Dwelling Unit, Residential Care Facility]**Sponsors: Mahmood; Sauter, Sherrill, Melgar, Dorsey and Chen**

Ordinance amending the Planning Code to define a "Family" as a "Household," eliminate numeric limits on unrelated family members and requirements that family members share meals, classify Residential Care Facilities that serve six or fewer persons as Residential Uses, include certain groups of six or fewer people and associated operators as a "Household"; clarify the Zoning Administrator's enforcement authority to administratively subpoena documents; 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.

7/1/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

7/3/25; REFERRED TO DEPARTMENT.

7/3/25; RESPONSE RECEIVED.

11/18/25; RESPONSE RECEIVED.

12/2/25; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee.

12/10/25; REFERRED TO DEPARTMENT.

4. [250926](#) **[Planning, Administrative Codes - Tenant Protections Related to Residential Demolitions and Renovations]**

Sponsors: Chen; Fielder, Walton, Chan, Dorsey, Sauter, Sherrill, Melgar, Mahmood and Mandelman

Ordinance amending the Planning Code to 1) require property owners seeking to demolish residential units to replace all units that are being demolished; 2) prohibit demolition permits for five years if a tenant vacated a unit in the building to be demolished due to harassment or under an improper buyout agreement, subject to certain conditions; 3) require relocation assistance to affected occupants of units being demolished and to former occupants of those units who vacated due to certain buyout agreements, owner move-ins, pursuant to the Ellis Act, or due to serious and imminent hazards, with additional assistance and protections for lower-income tenants; 4) modify the Planning Code definition of demolition; 5) modify the conditional use criteria that apply to projects to demolish residential units; amending the Administrative Code to 6) require landlords to provide additional relocation assistance to lower-income tenants who are being required to vacate temporarily due to capital improvements or rehabilitation work; 7) update the standards and procedures for hearings related to tenant harassment; 8) require additional disclosures in buyout agreements; 9) require an additional disclosure in notice of intent to withdraw units under the Ellis Act; 10) making various non-substantive changes and clarifications; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

9/9/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

9/18/25; REFERRED TO DEPARTMENT.

10/3/25; RESPONSE RECEIVED.

10/7/25; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/13/25; RESPONSE RECEIVED.

11/17/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

11/17/25; CONTINUED AS AMENDED.

12/1/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

12/1/25; CONTINUED AS AMENDED.

12/8/25; DUPLICATED.

12/8/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

12/8/25; CONTINUED AS AMENDED.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on December 16, 2025.

5. [251116](#) **[Interim Zoning Controls - Conditional Use Authorization for Laboratory Uses in PDR-1-G]**

Sponsors: Fielder; Walton

Resolution imposing interim zoning controls for 18 months to require a Conditional Use authorization and specified findings for proposed Laboratory Uses in the PDR-1-G (Production, Distribution, and Repair) District; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and Planning Code, Section 306.7.

11/4/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/14/25; RESPONSE RECEIVED.

11/23/25; NOTICED.

11/24/25; NOTICED.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on December 16, 2025.

ADJOURNMENT

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

LEGISLATION UNDER THE 30-DAY RULE

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

251099

[Planning Code - Corrections and Clarifications]

Ordinance amending the Planning Code to make various clarifying and typographical changes, and prohibit massage establishments and massage sole practitioner uses as accessory uses to residential uses; 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. (Planning Commission)

10/28/25; RECEIVED FROM DEPARTMENT.

11/18/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/26/25; REFERRED TO DEPARTMENT.

12/10/25; RESPONSE RECEIVED.

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 the Land Use and Transportation Committee.

11/26/25; REFERRED TO DEPARTMENT.

12/8/25; RESPONSE RECEIVED.

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 the Land Use and Transportation Committee.

11/26/25; REFERRED TO DEPARTMENT.

12/8/25; RESPONSE RECEIVED.

251144**[Planning Code, Zoning Map - 2245 Post Street Special Use District]****Sponsors: Mahmood; Melgar and Mandelman**

Ordinance amending the Planning Code and Zoning Map to establish the 2245 Post Street Special Use District; 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.

11/18/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/26/25; REFERRED TO DEPARTMENT.

The Levine Act

Pursuant to California Government Code, Section 84308, Members of the Board who have received campaign contributions totaling more than \$500 may be required to disclose that fact on the record of the proceeding. Parties and their paid agents may also be required to disclose on the record any campaign contributions made to a Member of the Board that meets the following qualifications for disclosure. A Member of the Board of Supervisors is disqualified and must recuse themselves on any agenda item involving business, professional, trade, and land use licenses or permits and all other entitlements for use, if they received more than \$500 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant within the 12 months prior to the final decision; and for 12 months following the date of the final decision, a Member of the Board shall not accept, solicit, or direct a campaign contribution of \$500 or more from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant. The foregoing statements do not constitute legal advice. Parties, participants, and their agents are urged to consult their own legal counsel regarding the requirements of the law. For more information about these disclosures, visit www.sfethics.org.

Agenda Item Information

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

Meeting Procedures

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

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

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

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LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact bos@sfgov.org or call (415) 554-5184.

傳譯服務: 所有常規及特別市參事會會議和常務委員會會議將提供西班牙文, 中文以及菲律賓文的傳譯服務, 但必須在會議前最少兩 (2) 個工作日作出請求, 以確保能獲取到傳譯服務. 將因應請求提供交替傳譯服務, 以便公眾向有關政府機構發表意見. 如需更多資訊或請求有關服務, 請發電郵至 bos@sfgov.org 或致電 (415) 554-5184 聯絡我們.

INTÉRPRETES DE IDIOMAS: Para asegurar la disponibilidad de los servicios de interpretación en chino, filipino y español, presente su petición por lo menos con dos (2) días hábiles de antelación previo a la reunión. Para más información o para solicitar los servicios, envíe su mensaje a bos@sfgov.org o llame al (415) 554-5184.

TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan sa pag salin-wika sa Kastila, Tsino at Pilipino ng hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa bos@sfgov.org o tumawag sa (415) 554-5184.

Americans with Disabilities Act (ADA) and Reasonable Accommodations

Title II of the ADA requires that all programs offered through the state and local government such as the City and County of San Francisco be accessible and usable to people with disabilities. The ADA and City policy require that people with disabilities have equal access to all City services, activities, and benefits. If you believe your rights under the ADA are violated, contact the ADA Coordinator. Ordinance No. 90-10 added Section 2A.22.3 to the Administrative Code, which adopted a Citywide Americans with Disabilities Act Reasonable Modification Policy.

Meetings are real-time captioned and cablecast open-captioned on SFGovTV (www.sfgovtv.org) or Cable Channels 26, 28, 78 or 99 (depending on your provider). Board and Committee meeting agendas and minutes are available on the Board's website www.sfbos.org and adhere to web development Federal Access Board's Section 508 Guidelines. For reasonable accommodations, please email Board.of.Supervisors@sfgov.org, or call (415) 554-5184 or (415) 554-5227 (TTY). Board of Supervisors' Rules of Order 1.3.3 does not permit remote public comment by members of the public at meetings of the Board and its committees, except as legally required to enable people with disabilities to participate in such meetings. If you require remote access as a means of reasonable accommodation under ADA, please contact the Clerk's Office to request remote access, including a description of the functional limitation(s) that precludes your ability to attend in person. Requests made at least two (2) business days in advance of the meeting will help to ensure availability. For further assistance, please contact Wilson Ng, ADA Coordinator, at Wilson.L.Ng@sfgov.org.

Know Your Rights Under The Sunshine Ordinance

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

Ethics Requirements

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

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