



City and County of San Francisco
Meeting Minutes
Government Audit and Oversight Committee

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

Member: Stephen Sherrill, Bilal Mahmood, Jackie Fielder

Clerk: Monique Crayton
(415) 554-7750 ~ monique.crayton@sfgov.org

Thursday, July 2, 2026

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Stephen Sherrill, Bilal Mahmood, and Jackie Fielder

The Government Audit and Oversight Committee met in regular session on Thursday, July 2, 2026, with Chair Stephen Sherrill presiding. Chair Sherrill called the meeting to order at 10:04 a.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Sherrill and Vice Chair Mahmood were noted present. Member Fielder was noted not present. A quorum was present.

Member Fielder was noted present at 10:05 a.m.

COMMUNICATIONS

Monique Crayton, Assistant 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 (Monique.Crayton@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

260646 [Hearing - Compliance with Assembly Bill No. 2561 and Government Code, Section 3502.3]

Sponsor: Mandelman

Hearing to consider the City and County of San Francisco's compliance with Assembly Bill No. 2561 and Government Code, Section 3502.3, regarding vacancies, recruitment, and retention efforts; and requesting the Department of Human Resources to report.

06/02/26; RECEIVED AND ASSIGNED to Government Audit and Oversight Committee.

06/09/26; REFERRED TO DEPARTMENT. Referred to the Department of Human Resources for informational purposes.

06/18/26; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speaker(s): Gigi Whitley (Human Resources Department); provided an overview and responded to questions raised throughout the discussion.

Heard in Committee. Speaker(s): None.

Chair Sherrill moved that this Hearing be HEARD AND FILED. The motion carried by the following vote:

Ayes: 3 - Sherrill, Mahmood, Fielder

260538 [Planning, Administrative, Building Codes - Inclusionary Housing Program Updates and Reductions; Development Impact Fee Reductions]**Sponsors: Mayor; Melgar, Dorsey, Sherrill and Sauter**

Ordinance amending the Planning Code to: 1) reduce Inclusionary Affordable Housing Program requirements for projects of 25 units or more; 2) delete Inclusionary Affordable Housing Program requirements for projects under 25 units; 3) allow all projects to dedicate land to the City as an alternative to payment of the Inclusionary Affordable Housing Program fee; 4) adopt a process for projects to request a modification to conditions of approval related to Inclusionary Affordable Housing Program requirements; 5) delete certain Article 4 affordable housing and development impact fees; and 6) adopt conforming amendments to various sections of the Planning Code; amending the Building Code to reduce Planning Code Article 4 development impact fees and allow deferral of payment of such fees; and amending the Administrative Code to adopt conforming amendments to the requirements of the Citywide Affordable Housing Fund; 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.
(Fiscal Impact)

05/19/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/18/2026.

05/26/26; 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.

06/02/26; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Government Audit and Oversight Committee. 06/02/26 - Mayor introduced a substitute Ordinance bearing new title

06/11/26; 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.

06/17/26; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on June 17, 2026, and recommended approval of the proposed legislation with modifications.

06/22/26; RESPONSE RECEIVED. Substitute ordinance not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or reasonably foreseeable indirect physical change in the environment.

06/22/26; RESPONSE RECEIVED. The Planning Commission held a duly noticed hearing on June 18, 2026, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Jacob Bintliff (Office of Economic and Workforce Development); Ada Tan (Planning Department); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Griffin Lee; Trevor Long; Greg; David Woo; Rebecca Foster; Lilly; Jesse; Speaker; Eric; Clayton; Michael; Tim; Jules; Alex; Lilly; Marc Babsin; Marie; Lori Droste; Speaker; Speaker; Paul; Bill; Zach Weisenburger; Peter Papadopoulos; Zachary; Lloyd; Georgia; Dean; Enrique; shared various concerns regarding the ordinance matter.

Member Fielder requested this Ordinance be DUPLICATED.

See Duplicate File No. 260780.

Chair Sherrill moved that this Ordinance be **AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE**, on Page 7, Lines 15-18, to read 'Unless otherwise set forth in a valid development agreement, for projects approved pursuant to Administrative Code Chapter 56, Development Application shall mean the first site or building permit application'; on Page 95, Line 24, by replacing '415.4(e)(4)' with '415.4(g)(4)'; on Page 95, Line 24, by replacing '415.4(e)(4)' with '415.4(g)(4)', and Line 25, by replacing '415.4(e)(2)' with '415.4(g)(2)'; on Page 148, Line 20, by inserting '249.5'; on Page 159, Line 5, by replacing '263.7' with '303'; and by making other clarifying and conforming amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Sherrill, Mahmood, Fielder
(Fiscal Impact)

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

Ayes: 2 - Sherrill, Mahmood
Noes: 1 - Fielder

260780 [Planning, Administrative, Building Codes - Inclusionary Housing Program Updates and Reductions; Development Impact Fee Reductions]

Sponsors: Mayor; Melgar, Dorsey, Sherrill and Sauter

Ordinance amending the Planning Code to: 1) reduce Inclusionary Affordable Housing Program requirements for projects of 25 units or more; 2) delete Inclusionary Affordable Housing Program requirements for projects under 25 units; 3) allow all projects to dedicate land to the City as an alternative to payment of the Inclusionary Affordable Housing Program fee; 4) adopt a process for projects to request a modification to conditions of approval related to Inclusionary Affordable Housing Program requirements; 5) delete certain Article 4 affordable housing and development impact fees; and 6) adopt conforming amendments to various sections of the Planning Code; amending the Building Code to reduce Planning Code Article 4 development impact fees and allow deferral of payment of such fees; and amending the Administrative Code to adopt conforming amendments to the requirements of the Citywide Affordable Housing Fund; 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.
(Fiscal Impact)

Duplicated from File No. 260538.

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

Ayes: 3 - Sherrill, Mahmood, Fielder

ADJOURNMENT

There being no further business, the Government Audit and Oversight Committee adjourned at the hour of 11:21 a.m.

N.B. The Minutes of this meeting set forth all actions taken by the Government Audit and Oversight Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.