



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

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Monday, January 26, 2026

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Chyanne Chen, Bilal Mahmood, and Danny Sauter

Excused: 1 - Myrna Melgar

The Land Use and Transportation Committee met in regular session on Monday, January 26, 2026, 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

Alisa Somera, Legislative Deputy Director, 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 File Nos. 251171 and 251172 be called together.

251171 [Acceptance and Recording of Avigation Easement - US 180 El Camino Owner, LLC, a Delaware limited liability company - 180 El Camino Real, South San Francisco]

Resolution authorizing the acceptance and recording of an avigation easement by the City and County of San Francisco from US 180 El Camino Owner, LLC, a Delaware limited liability company for the development at 180 El Camino Real in South San Francisco, California, at no cost to the City and County of San Francisco; and affirming the Planning Department's determination under the California Environmental Quality Act; and to authorize the Director of Property to enter into amendments or modifications to the grant of avigation easement that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purpose and intent of this Resolution. (Airport Commission)

11/21/25; RECEIVED FROM DEPARTMENT.

12/02/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

12/15/25; TRANSFERRED to Land Use and Transportation Committee. President Mandelman transferred this resolution from the Budget and Finance committee to the Land Use and Transportation committee.

Heard in Committee. Speaker(s): Dyanna Volek (San Francisco Airport); presented information and answered questions raised throughout the discussion.

Chair Melgar moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 2, Line 16, by changing 'February 1, 2022' to 'September 9, 2025.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

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

Ayes: 3 - Melgar, Chen, Mahmood

251172 [Acceptance and Recording of Aviation Easement - Navdeep Bhakhri - 413 Alida Way, Unincorporated San Mateo County]

Resolution authorizing the acceptance and recording of an aviation easement by the City and County of San Francisco from Navdeep Bhakhri for the development at 413 Alida Way in unincorporated San Mateo County, California, at no cost to the City and County of San Francisco; affirming the Planning Department's determination under the California Environmental Quality Act; and to authorize the Director of Property to enter into amendments or modifications to the grant of aviation easement that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purpose and intent of this Resolution. (Airport Commission)

11/21/25; RECEIVED FROM DEPARTMENT.

12/02/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

12/15/25; TRANSFERRED to Land Use and Transportation Committee. President Mandelman transferred this resolution from the Budget and Finance committee to the Land Use and Transportation committee.

Heard in Committee. Speaker(s): Dyanna Volek (San Francisco Airport); presented information and answered questions raised throughout the discussion.

Chair Melgar moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 2, Line 13, by changing 'February 1, 2022' to 'June 24 2025.'
The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

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

Ayes: 3 - Melgar, Chen, Mahmood

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 Land Use and Transportation Committee, expires on 12/18/2025.

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

12/10/25; 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): 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 9, Line 12, by adding 'North Beach', and Line 13, by adding 'Polk Street*'; on Page 12, Lines 12-13, by adding 'Notwithstanding this Section 121.6, division of Non-Residential Use Sizes is permitted to the extent provided in Section 121.5.', and Line 15, by adding 'RTO'; on Page 22, Line 24, by adding '(2) RTO-C Districts (209.4); and' and 'and RTO-M', and Line 25, by adding '186.3'; on Page 23, Line 17, by striking '-1, RTO-M', Line 21, by striking 'and', and Line 22, by striking '(11) RTO-C District, as defined in Section 209.4'; on Page 29, Lines 12-13, by changing 'South of Market Mixed Use Districts' to 'Mixed Use Districts, and'; on Page 44, Line 5, by adding 'Hotel'; and on Page 50, Line 6, through Page 51, Line 1, by adding 'Section 3. Formatting of Ordinance; Explanation of Fonts.' The motion carried by the following vote:**

Ayes: 3 - Melgar, Chen, Mahmood

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

Ayes: 3 - Melgar, Chen, Mahmood

251103 [Planning Code - Alcohol Sales in Movie Theaters]**Sponsor: Sherrill**

Ordinance amending the Planning Code to permit on-site wine, beer, and/or liquor sales in Movie Theaters that also operate as Bona Fide Eating Places, and make conforming changes in the Planning Code definitions of Bar and Bona Fide Eating Place uses; permitting certain Movie Theaters in the Upper Fillmore Neighborhood Commercial District to sell wine and/or beer and offer entertainment, cultural, artistic, dramatic, musical, or leisure activities, performances, or exhibitions without being subject to non-residential use size limits otherwise applicable in the 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.

11/04/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 12/4/2025.

11/07/25; 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.

11/14/25; 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.

12/10/25; RESPONSE RECEIVED. The Small Business Commission held a duly-noticed meeting on December 8, 2025, and recommended approval of the proposed legislation.

01/21/26; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on January 15, 2026, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Lorenzo Rosas (Office of Supervisor Stephen Sherrill); presented information and answered questions raised throughout the discussion.

Member Mahmood moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Lines 3-4, by adding 'authorize Movie Theaters that also operate as Bona Fide Eating Places to', Line 6, by striking 'in Movie Theaters that also operate as Bona Fide Eating Places', and Lines 9-10, by striking 'and offer entertainment, cultural, artistic, dramatic, musical, or leisure activities, performances, or exhibitions'; on Page 5, Line 12, by striking 'fixed', Lines 13-15, by adding 'A Movie Theater may additionally offer entertainment, cultural, artistic, dramatic, musical, or leisure activities, performances, or exhibitions so long as the premises obtains any necessary authorization from the Entertainment Commission.); and on Page 7, Lines 15-19, by striking 'with no fewer than 150 fixed seats oriented toward a screen may additionally offer entertainment, cultural, artistic, dramatic, musical, or leisure activities, performances, or exhibitions so long as the premises (i) obtains any necessary authorization from the Entertainment Commission, and (ii) is primarily designed and used for the presentation of films or motion pictures to an audience. In addition, such a Movie Theater', Line 20, by changing 'by to 'to both', Lines 20-21, by changing 'customers' to and non-ticketed guests', and Line 21, by striking 'with an ABC license Type 41'. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Planning Code to authorize Movie Theaters that also operate as Bona Fide Eating Places to offer entertainment, cultural, artistic, dramatic, musical, or leisure activities, performances or exhibitions, and permit on-site wine, beer, and/or liquor, and make conforming changes in the Planning Code definitions of Bar and Bona Fide Eating Place uses; permitting certain Movie Theaters in the Upper Fillmore Neighborhood Commercial District to sell wine and/or beer without being subject to non-residential use size limits otherwise applicable in the District; 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.

Member Mahmood moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of February 9, 2026. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250887 [Planning Code - Permitting Parking in Driveways]**Sponsors: Mayor; Chen, Melgar and Wong**

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.

09/02/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/2/2025.

09/15/25; 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. Referred to the San Francisco Municipal Transportation Agency for informational purposes.

09/29/25; 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.

10/28/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on October 23, 2025, and recommended approval of the proposed legislation.

12/15/25; CONTINUED. Heard in Committee. Speaker(s): Lisa Gluckstein (Office of the Mayor); presented information and answered questions raised throughout the discussion. Scott Feeney; Tom Radulovich (Livable City); Speaker; Paul Wormer; shared opposition to the ordinance matter.

01/12/26; CONTINUED. Heard in Committee. Speaker(s): Tom Radulovich (Livable City); Paul Wormer; spoke in opposition to the ordinance matter.

Heard in Committee. Speaker(s): Lisa Gluckstein (Planning Department); presented information and answered questions raised throughout the discussion. Tom Radulovich; spoke in support of the hearing matter.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 2, Line 8, by adding '132' and 'and adding Section 152.3', and Line 16, by adding 'except for parking in driveways permitted under Section 152.3'; on Page 3, Lines 19-24, by striking 'for use only to provide necessary access to required or permitted parking that is located in the buildable area of the subject property other than in a required open area, and where such driveway has only the minimum width needed for such access'; on Page 3, Line 24, through Page 4, Line 1, by striking 'in no case shall parking be allowed in the setback' to 'to provide parking in the front setback, side yard, or rear yard for operable vehicles, subject to the following limitations'; on Page 4, Lines 2-3, by adding 'off-street parking thereon pursuant to Section 152.3', and Lines 4-14, by striking '(A) Boats, trailers, recreational vehicles, mobile homes, and buses shall not be parked in the driveway; (B) No more than two vehicles per lot may be parked in a driveway, regardless of the lot size or driveway length; (C) Vehicles parked in the driveway shall not encroach onto the public right-of-way; and (D) Except as specified in this subsection (c)(30), in no case shall parking be allowed in the setback or yard.'; on Page 5, Lines 4-5, by striking 'except that driveways used for off-street parking as permitted in Section 136(c)(3) of this Code are not subject to this subsection (a)(2)'; and Lines 9-10, by adding '(4) Off-street parking in driveways as permitted in Section 152.3 is not subject to the screening requirements of this Section 142.'; on Page 7, Line 4, by changing '3136(c)(3) of this Code' to '152.3'; and on Page 7, Line 10, through Page 8, Line 3, by adding a new section 'Section 152.3 Permitted Off-Street Accessory Parking in Driveways.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

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

Ayes: 3 - Melgar, Chen, Mahmood

251270 [Commemorative Street Name Designation - Eddy Street from Jones Street to Taylor Street - “Stephen Tennis Way”]

Sponsor: Mahmood

Resolution adding the commemorative street name “Stephen Tennis Way” to the 200 block of Eddy Street, in recognition of Stephen Tennis’s decades of service, stewardship, leadership, and community-building in the Tenderloin neighborhood of San Francisco.

12/16/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

12/19/25; REFERRED TO DEPARTMENT. Referred to Public Works for informational purposes.

Heard in Committee. Speaker(s): Jaime Flores; spoke in support of the hearing matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

251232 [Amending Street Encroachment Permit Terms - Maiden Lane]

Sponsor: Sauter

Resolution amending the street encroachment permit terms for Maiden Lane regarding the designated permittee and permissible activities; amending and rescinding the Board of Supervisors’ authorization for the street closure of Maiden Lane between Stockton and Kearny Streets and urging the San Francisco Municipal Transportation Agency Board of Directors to modify the street closure hours for such streets; and authorizing the Public Works Director to finalize a modified street encroachment permit for Maiden Lane.

12/09/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

12/19/25; REFERRED TO DEPARTMENT. Referred to the San Francisco Municipal Transportation Agency, Office of Economic and Workforce Development, Public Works, Fire Department, and Office of the City Attorney for informational purposes.

Member Mahmood moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 4, Line 3, by changing ‘10 p.m.’ to ‘8 p.m.’ The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Heard in Committee. Speaker(s): Supervisor Danny Sauter (Board of Supervisors); Marisa Rodriguez (Union Square Alliance); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Chen, Mahmood

Chair Melgar was noted absent at 3:48 p.m. and for the remainder of the meeting.

President Rafael Mandelman appointed Supervisor Sauter, in place of Supervisor Melgar, for the Land Use and Transportation committee meeting of January 26, 2026, beginning at 3:48 p.m. and for the remainder of the meeting.

Chair Melgar Excused From Attendance

Vice Chair Chen moved that Chair Melgar be excused beginning at 3:48 p.m. and for the remainder of the meeting. The motion carried by the following vote:

Ayes: 3 - Chen, Mahmood, Sauter
Excused: 1 - Melgar

250761 [Hearing - Central Subway Performance and Extension Plans]**Sponsor: Sauter**

Hearing on the status and performance of the Central Subway, including ridership, station conditions, train frequencies and reliability, and future plans for extension; and requesting the Municipal Transportation Agency to report.

07/15/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

07/24/25; REFERRED TO DEPARTMENT. Referred to the San Francisco Municipal Transportation Agency for informational purposes.

Heard in Committee. Speaker(s): Supervisor Danny Sauter (Board of Supervisors); Sean Kennedy (Municipal Transportation Agency); Rachel Hyatt (San Francisco County Transportation Authority); Albert Hoe (Municipal Transportation Agency); presented information and answered questions raised throughout the discussion. Speaker; Randy Tan; Bethany Golden; Howard Wong; Jim Chappell; Tony Wesling; Blaire Helsing; Ira Kaplan; Robert Hoffman; Speaker; Shane Mousse; Scott Naser; Trace Selby; Caitlyn Gresher; Andrew Bronsen; Ryan Hayes; Bryan Adam; Dakota; Alan Thorpe; David; Noah; Suyash; Lance Garnes; Harlan Gonzales; John Hee; Speaker; Jaime Flores; Nema; Dylan Fabres; Vladimir; Joseph; Christine Kandezi; Alyssa Huntington; spoke on various concerns relating to the hearing matter.

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

Ayes: 3 - Chen, Mahmood, Sauter
Excused: 1 - Melgar

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 4:33 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.