



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, May 19, 2025

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, May 19, 2025, 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

250099 [Planning Code - Health Service Uses and Reproductive Health Clinics in the Mixed Use-Office District]**Sponsor: Dorsey**

Ordinance amending the Planning Code to eliminate retail use size limits on Health Service Uses in the MUO ("Mixed Use-Office") 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.

01/28/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/27/2025.

02/05/25; 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. Referred to the Small Business Commission for review and response. Referred to the Office of Economic and Workforce Development for informational purposes.

02/12/25; 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.

04/23/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on April 17, 2025, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Madison Tam (Office of Supervisor Matt Dorsey); Veronica Flores (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 NEW TITLE**, on Page 1, Line 1, to read 'Planning Code - Health Service Uses and Reproductive Health Clinics in the Mixed Use-Office District'; on Page 1, Lines 3-5, to read 'Ordinance amending the Planning Code to eliminate retail use size limits on Health Service Uses and Reproductive Health Clinics in the MUO ("Mixed Use-Office") District east of 7th Street; eliminating retail ratio limits in the MUO District east of 7th Street'; on Page 2, Line 10, through Page 3, Line 7, by inserting 'Section 2. Background and General Findings. (a) The MUO ("Mixed Use Office") is a noncontiguous zoning district located in the South of Market Area. There are two clusters of parcels within the MUO District: one cluster west of 7th Street and the second cluster located around 2nd and 4th Streets. The needs and conditions for these two clusters are distinct. The 7th Street cluster contains a high concentration of social service providers and hotels with fewer office and retail uses. The 2nd and 4th Street cluster is at the crossroads of Downtown, South Beach, South Park, and The Embarcadero—neighborhoods with dense housing, office uses, commercial uses, and easy access for both transit and cars. The 2nd and 4th Street cluster also borders many established medical uses in Mission Bay, making it an ideal location for Health Service Uses and Reproductive Health Clinics. To that end, this ordinance eliminates retail use size limits for Health Service Uses and Reproductive Health Clinics in the MUO District east of 7th Street. Reproductive Health Clinics were formerly classified as Health Service Uses prior to the passage of Proposition O in November 2024. Proposition O principally permitted Reproductive Health Clinics citywide, and this ordinance further implements the goals of that proposition. (b) This ordinance also eliminates retail ratio requirements for parcels in the MUO District east of 7th Street. The goal of the retail ratio requirement is to ensure that the MUO District is primarily composed of offices and housing by requiring that larger retail uses be built in conjunction with offices or housing. Over time, the MUO District east of 7th Street has been developed with a healthy mix of office and housing. Moreover, the office and commercial real estate market has changed drastically since 2020. Therefore, the retail ratio control is no longer needed east of 7th Street'; on Page 3, Lines 17-20, to read 'For purposes of this Section, "single retail use" shall include, except for Hotels and Motels, all Retail Sales and Service Uses listed in Section 102 and retail uses identified in Article 8 of this Code. This Section shall not apply to Health Service Uses and Reproductive Health Clinics located in the MUO District east of 7th Street'; and on Page 4, Lines 17-24, to read 'In the MUO District west of 7th Street, P up to a total of 25,000 Gross Square Feet per lot; above 25,000 gross sq. ft. permitted only if the ratio of other permitted uses to retail is at least 3:1. CU requirements for individual uses still apply. The ratio requirement in this footnote 4 shall not apply in the MUO District east of 7th Street. (6) The use size limits in Section 121.6 shall not apply to Health Service Uses and Reproductive Health Clinics located in the MUO District east of 7th Street.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Planning Code to eliminate retail use size limits on Health Service Uses and Reproductive Health Clinics in the MUO ("Mixed Use-Office") District east of 7th Street; eliminating retail ratio limits in the MUO District east of 7th Street; 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.

Chair Melgar moved that this Ordinance be **CONTINUED AS AMENDED** to the Land Use and Transportation committee meeting of June 2, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250473 [Hearing - Street Safety and Economic Recovery]**Sponsor: Melgar**

Hearing on the tools and strategies to enhance street safety and the impact on unsafe streets on the local economy; requesting the Office of the Budget and Legislative Analyst, Department of Public Health, Municipal Transportation Agency, Police Department, County Transportation Authority, Public Works, Fire Department, Department of Emergency Management, and Office of Economic Workforce Development to report.

04/29/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

05/06/25; REFERRED TO DEPARTMENT. Referred to the Office of the Budget and Legislative Analyst, Department of Public Health, Municipal Transportation Agency, Police Department, County Transportation Authority, Public Works, Fire Department, Department of Emergency Management, and Office of Economic Workforce Development for informational purposes.

Heard in Committee. Speaker(s): Fred Brousseau (Office of the Budget and Legislative Analyst); Iris Tsui and Ana Validzic (Department of Public Health); Shannon Hake and Kimberly Leung (San Francisco Municipal Transportation Agency); Peter Shields and Diana Oliva-Aroche (San Francisco Police Department); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Speaker; George Wooding; Fran Taylor; Lisa Platt; Susan George; Paul Wormer; David Alvin; Susan Weisberg; Malena Mackey Cabada (Walk SF); Stan; Jean; Jodie Medeiros, Executive Director (Walk SF); Harold; Robin Pam (Kid Safe SF); Glynnis Fowler; Carolyn Branson; Lynn Newhouse; shared various concerns regarding the hearing matter.

Chair Melgar moved that this Hearing be HEARD AND FILED. 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 3:24 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.