



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, September 8, 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, September 8, 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

250813 [Summary Public Service Easement Vacation and Quitclaim - 112 Kensington Way]

Sponsor: Melgar

Ordinance ordering the summary vacation of a public service easement for public utility purposes at 112 Kensington Way; authorizing the City to quitclaim its interest in the vacation area (Assessor's Parcel Block No. 2923, Lot No. 078) to Kevin Jenkins and Lalitha Chandrasekher for \$20,000; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance, as defined herein.

07/29/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/28/2025.

Heard in Committee. Speaker(s): Sandy Levine (Office of the City Administrator); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Chen, Mahmood

250851 [San Francisco Street Safety Act]**Sponsors: Melgar; Dorsey, Mahmood, Sauter and Mandelman**

Resolution urging a preventative, interagency, and data-driven approach to ending severe and fatal traffic crashes by designing and enforcing safer streets for all San Franciscans, with a particular focus on protecting children, seniors, and other vulnerable populations.

07/29/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Julie Kirschbaum, Director (San Francisco Municipal Transportation Agency); Dr. Susan Philip (Department of Public Health); presented information and answered questions raised throughout the discussion. Fiona Hinze; Maxine Vendura; Tina Martin; Diane Amato; Nancy Arbuckle; Speaker; Speaker; Dave Parish; Joe Wszalek; Richard Bowman; Speaker; Glynnis; Speaker; Jaime Vilorio; Robyn Pam; Dylan Fabris (San Francisco Transit Riders); Clare Amable (San Francisco Bicycle Coalition); Gladys Wong; Alice Mosley; Marta Lindsay; Speaker; spoke in support of the resolution matter. Griffin Lee; spoke in opposition to the resolution matter. Marie; shared various concerns regarding the resolution matter.

Chair Melgar moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 6, Lines 9-17, by inserting '1. San Francisco Recreation and Park Department shall: a. Work to identify and implement safe loading zones at parks undergoing major capital improvements; and b. Integrate transportation-related safety education into RPD programming for children and seniors; and c. Decrease automobile congestion in parks and encourage mode shift towards active/public transportation by implementing paid parking; and d. Implement daylighting at crosswalks where accessibility improvements are planned; and'; on Page 6, Lines 18-23, to read '1. San Francisco Fire Department (SFFD) shall: Coordinate with SFMTA to release written guidelines identifying various street design and traffic calming tools that shall be acceptable to the Fire Department across all types of public streets and intersections by December 2025 and revisit the guidelines if new street design features are recommended; and'; and on Page 7, Lines 3-6, by inserting 'Coordinate with the SFMTA to jointly establish a maximum review period which shall be no longer than 120 days. The review timeline shall be determined by the complexity of the project, and may only exceed 120 days for projects deemed complex by both Departments; and'. 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

250831 [Master Encroachment Permit - Potrero HOPE SF]**Sponsors: Mayor; Walton**

Resolution granting revocable permission under Public Works Code, Sections 786 et seq. to Bridge-Potrero Community Associates LLC to maintain encroachments in the public right-of-way, including but not limited to custom paving materials, benches, landscaping, irrigation, drainage facilities, walkways, and retaining walls; delegating authority to the Public Works Director to assign responsibility for sidewalk maintenance and liability to various entities; adopting environmental findings 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 to authorize the Public Works Director to enter into amendments or modifications to the Permit that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Permit or this Resolution.

07/29/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Andrew Strong (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Chen, Mahmood

250779 [Subdivision Code - Regulating Certain Below Market Rate Condominium Conversion Units]**Sponsor: Mayor**

Ordinance amending the Subdivision Code to establish procedures regarding resale prices, capital improvement costs, marketing and sales, policies for conveyance through inheritance, title changes, owning, occupying, and refinancing Below Market Rate Condominium Conversion Units (BMR Units), and clarifying effective dates for requirements applicable to BMR Units under Subdivision Code, Section 1344, purchased on or after October 1, 2025.

07/22/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/21/2025.

Heard in Committee. Speaker(s): Maria Benjamin, Deputy Director (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Chen, Mahmood

250805 [Building Code - Slope Protection, Commercial Lighting Standards, Rooftop Penthouses, and Driveway and Sidewalk Load Limits]**Sponsors: Mayor; Mahmood, Melgar, Dorsey, Sauter, Sherrill and Engardio**

Ordinance amending the Building Code to remove local requirements regarding commercial lighting, rooftop mechanical penthouses, driveway and sidewalk load limits, and the Slope Protection Act; and affirming the Planning Department's determination under the California Environmental Quality Act.

07/29/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/28/2025.

08/06/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Building Inspection Commission for review and response.

08/21/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on August 20, 2025, and recommended approval of the proposed legislation with modifications.

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.

Heard in Committee. Speaker(s): Lisa Gluckstein (Office of the Mayor); Tate Hanna (Department of Building Inspection); presented information and answered questions raised throughout the discussion. Brianna Morales; spoke in support of the ordinance matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250806 [Health Code - Enhanced Ventilation Requirements for Urban Infill Sensitive Use Developments]**Sponsor: Mayor**

Ordinance amending the Health Code to clarify the City's enhanced ventilation standards by codifying the requirement that all new buildings and major renovations of buildings that contain a sensitive use certify that the building's ventilation system is capable of maintaining positive pressure; limiting applicability of the City's enhanced ventilation standard to single family homes, effective January 1, 2026, to align with state law; making findings under the California Health and Safety Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

07/29/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee.

08/06/25; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for review and response. Referred to the Planning Department for environmental review. Referred to the Department of Public Health for informational purposes.

08/21/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on August 20, 2025, and recommended approval of the proposed legislation.

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.

Heard in Committee. Speaker(s): Jen Callewaert (Department of Public Health); presented information and answered questions raised throughout the discussion.

Member Mahmood moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 3, Lines 22-23, by inserting "'Balanced Pressure' means the maintenance of air pressure inside a specific area equal to the air pressure outside.'; on Page 4, Lines 11-13, by striking ', and capable of maintaining Positive Pressure in dwelling units and habitable spaces from the external environment'; on Page 5, Lines 18-19, by striking '(7) any California Building Code Section 310-defined occupancies of Residential Group R.'; on Page 6, Lines 6-19, to read '(b) The Enhanced Ventilation Proposal shall explain how the project will achieve the standards mandated by this Article 38 and accompanying Rules and Regulations as described and updated according to Section 3809 of this Article 38, Section 1202.6 of Chapter 12 of the San Francisco Building Code, and any relevant amendments or revisions thereto. The Enhanced Ventilation Proposal shall include a statement signed by the person who prepared it, in accordance with the requirements of Section 3807(a), certifying that in the person's judgment, the ventilation system proposed will be capable of achieving the protection from particulate matter (PM2.5) equivalent to that associated with MERV 13 filtration (as defined by ASHRAE standard 52.2) and maintaining Positive Pressure within dwelling units and habitable spaces. Where maintaining Positive Pressure within dwelling units and habitable spaces is infeasible and only Balanced Pressure is able to be maintained, the person submitting the Proposal shall provide documentation of the infeasibility, and shall certify that the ventilation system proposed will be capable of maintaining Positive Pressure in all adjacent common areas.'; on Page 7, Line 23, through Page 8, Lines 2, by striking 'authorized by California Business and Professions Code Sections 6700-6799 (Professional Engineers Act), or any successor provisions, to design mechanical ventilation systems that meet the requirements of this Article 38 and Section 1202.6 of Chapter 12 of the San Francisco Building Code Section 1203.5 and'; and making conforming changes throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Member Mahmood 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 3:12 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.