



# 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, Dean Preston, Aaron Peskin*

*Clerk: Erica Major (415) 554-4441*

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Monday, September 12, 2022

1:30 PM

Regular Meeting

#### IN-PERSON MEETING

City Hall, Legislative Chamber, Room 250

(remote access provided)

(remote public comment provided via teleconference)

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**Present:** 3 - Myrna Melgar, Dean Preston, and Aaron Peskin

*The Land Use and Transportation Committee met in regular session, in-person with remote access and public comment via telephone, on Monday, September 12, 2022, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:34 p.m.*

### Remote Access to Information and Participation

*The Board of Supervisors and its committees will convene hybrid meetings that will allow in-person attendance, remote access, and public comment via teleconference. Visit the SFGovTV website at ([www.sfgovtv.org](http://www.sfgovtv.org)) to stream the live meetings and watch meetings on demand or watch live meetings on San Francisco Cable Channels 26, 28, 78 or 99 (depending on your provider). Members of the public may provide public comment in-person at the above noticed location or remotely via teleconference (detailed instructions available at: <https://sfbos.org/remote-meeting-call>). Individuals who wish to share documents during a hearing must provide them to the Clerk 48 hours in advance ([Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org)); equipment is not available to share hard copy documents received in-person.*

*Members of the public attending in-person may be required to wear masks or adhere to current orders, please visit [https://sfbos.org/in\\_person\\_meeting\\_guidelines](https://sfbos.org/in_person_meeting_guidelines) for the current guidelines.*

*Members of the public may also submit their comments by email to: [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org); all comments received will be made a part of the official record. Regularly scheduled Land Use and Transportation Committee Meetings begin at 1:30 p.m. every Monday of each month. Committee agendas and their associated documents are available at <https://sfbos.org/committees>.*

### ROLL CALL AND ANNOUNCEMENTS

*On the call of the roll, Chair Melgar, Vice Chair Preston, and Member Peskin were noted present. A quorum was present.*

## **AGENDA CHANGES**

*There were no agenda changes.*

## **COMMUNICATIONS**

*Erica Major, Land Use and Transportation Clerk, instructed members of the public, when general public comment is called, to contribute live comments for up to two minutes in-person or by dialing the provided telephone number. In-person public comment will be taken before remote public comment is called. Those who are providing public comment remotely must dial \* 3 to be added to the remote queue to speak. Written comments may be submitted through email Erica.Major@sfgov.org or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.*

## **REGULAR AGENDA**

**220654 [Planning Code - Landmark Designation - City Cemetery]****Sponsors: Chan; Melgar and Peskin**

Ordinance amending the Planning Code to designate City Cemetery, the majority of Assessor's Parcel Block No. 1313, Lot No. 029, located in Lincoln Park on the north side of Clement Street, to the east of the San Francisco Veteran Affairs Medical Center (formerly the Fort Miley Military Reservation), to the east and south of the Golden Gate National Recreation Area, and to the west of Assessor's Parcel Block Nos. 1312, 1392, and 1401, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; 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)

05/25/22; RECEIVED FROM DEPARTMENT.

06/07/22; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/7/2022. 6/7/22 - Supervisor Chan assumed primary sponsorship.

09/02/22; NOTICED. Notice of Public Hearing for 9/12/2022 Land Use and Transportation Committee meeting mailed to property owners and interested parties.

*Heard in Committee. Speakers: Supervisor Connie Chan (Board of Supervisors); Allison Vanderslice and Kari Hervey-Lentz (Planning Department); Jordan Harrison (Recreation and Parks Department); Paria Dea (de young Museum); presented information and answered questions raised throughout the discussion. Woody LaBounty (San Francisco Heritage); David Pilpel; Grant Ingram; spoke in support of the hearing matter. Andrew Sun (Century Club); spoke on various concerns relating to the hearing matter.*

*Supervisors Melgar and Peskin requested to be added as co-sponsors.*

**Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 7, Lines 10-12, by adding 'or pursuant to and consistent with similar Standard Construction Measures that the Fine Arts Museums (Museums) may adopt for projects under the Museums' jurisdiction,'; and adding other clarifying and conforming changes. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

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

Ayes: 3 - Melgar, Preston, Peskin

**220643 [Planning Code - Tenderloin Neon Special Sign District]****Sponsors: Preston; Peskin**

Ordinance amending the Planning Code to create the Tenderloin Neon Special Sign District within the North of Market Residential Special Use District; enacting zoning controls for neon signs within the Special Sign 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 public necessity, convenience, and welfare findings pursuant to Planning Code, Section 302.

05/24/22; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/23/2022.

06/01/22; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

08/02/22; 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.

08/25/22; RESPONSE RECEIVED. On August 25, 2022, the Planning Commission met and held a duly notice hearing and recommended approval with modifications.

*Heard in Committee. Speakers: Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. Speaker; Woody LaBounty (San Francisco Heritage); Herb Johnson; Priti Peh; Cathy Bon; Jason Crossland; Steven Tennis; Randall Hellman; Steven Coals; TJ Fisher; Martin Treu; Dydia DeLyser; spoke in support of the hearing matter.*

*Supervisor Peskin requested to be added as a co-sponsor.*

**Vice Chair Preston moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Lines 5-6, by adding 'amending Sheet SS01 of the Zoning Map to show the Tenderloin Neon Special Sign District;'; on Page 4, Lines 4-9, (vi) A nonconforming Neon Sign may be physically detached from the building for any required off-site repairs and maintenance, except that such maintenance and repairs shall not include replacement, alteration, reconstruction, relocation, intensification, or expansion of the Neon Sign. After the off-site repair and maintenance work is complete, the Neon Sign may be reinstalled at the premises in the same location where the Neon Sign was previously affixed.;** and adding other clarifying and conforming changes. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Ordinance amending the Planning Code to create the Tenderloin Neon Special Sign District within the North of Market Residential Special Use District; enacting zoning controls for neon signs within the Special Sign District; amending Sheet SS01 of the Zoning Map to show the Tenderloin Neon Special Sign 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 public necessity, convenience, and welfare findings pursuant to Planning Code, Section 302.

**Vice Chair Preston moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of September 19, 2022. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

**220041 [Planning Code, Zoning Map - Production, Distribution, and Repair Uses]****Sponsor: Walton**

Ordinance amending the Planning Code and Zoning Map to eliminate the Industrial Protection Zone Special Use District, and allow Social Service or Philanthropic Facilities Uses greater than 5,000 gross square feet subject to a conditional use authorization in Production, Distribution, and Repair 2 (PDR-2) districts; 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.

01/11/22; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/10/2022.

01/18/22; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

01/20/22; 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. Any physical project would need separate environmental review.

04/15/22; RESPONSE RECEIVED. On March 25, 2022, the Commission met and held a duly noticed hearing and recommended approval with modification.

09/02/22; NOTICED. 10-Day Notice for 9/12/2022 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

*Heard in Committee. Speakers: None.*

**Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of September 19, 2022. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

**220895 [Interim Zoning Controls - Extending and Modifying Requirements for Large Residential Projects in RC, RM, and RTO Districts]****Sponsors: Peskin; Chan**

Resolution extending and modifying interim zoning controls enacted in Resolution No. 10-21 for parcel in Residential-Commercial Combined (RC), Residential-Mixed (RM) and Residential-Transit Oriented (RTO) districts, requiring Conditional Use Authorization for certain residential developments that do not maximize the number of units allowed by applicable density restrictions; 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.

07/26/22; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/25/2022.

08/02/22; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

08/19/22; NOTICED. 20-Day Notice for 9/12/2022 Land Use and Transportation Committee hearing posted online pursuant to Planning Code Section 333.

08/21/22; NOTICED. Published in the Examiner on August 21, 2022, pursuant to Planning Code Section 333.

09/08/22; 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. Speakers: None.*

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

Ayes: 3 - Melgar, Preston, Peskin

## ADJOURNMENT

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:36 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.*