



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, October 6, 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, October 6, 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

250716 [Planning Code - Permitting Outdoor Handwashing, Vacuuming, and Detailing of Automobiles in the Geary Boulevard NCD]

Sponsor: Chan

Ordinance modifying the Geary Boulevard Neighborhood Commercial District (NCD) to authorize outdoor handwashing, vacuuming, and detailing of automobiles as an Accessory Use in certain Automotive Service Stations; and 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.

07/01/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/31/2025.

07/03/25; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for review and response. 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.

07/03/25; 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.

09/25/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on September 18, 2025, and recommended approval of the proposed legislation with modifications.

09/29/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speaker(s): Supervisor Connie Chan (Board of Supervisors); Lisa Gluckstein (Planning Department); presented information and answered questions raised throughout the discussion.

09/29/25; CONTINUED AS AMENDED.

Heard in Committee. Speaker(s): None.

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

Ayes: 3 - Melgar, Chen, Mahmood

250834 [Commemorative Street Name Designation - "Jim Marshall Way" - 16th Street between Noe Street and Castro Street]

Sponsor: Mandelman

Resolution adding the Commemorative Street Name "Jim Marshall Way" on 16th Street between Noe Street and Castro Street, in recognition of his contributions to capturing the cultural and music history of San Francisco.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); presented information and answered questions raised throughout the discussion. Speaker; Speaker; Darin Cambridge; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

The Chair requested that File Nos. 250835, 250836, 250837, 250838, 250839, 250840, 250841, 250842, 250843, 250844, 250845, 250846, 250847, 250848, 250849, and 250850 be heard together.

250835 [Initiating Landmark Designation - Firehouse : Hose Company No. 30]

Sponsor: Mandelman

Resolution initiating a landmark designation under Article 10 of the Planning Code for Firehouse : Hose Company No. 30, located at 1757 Waller Street, Assessor's Parcel Block No. 1250, Lot No. 029.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250836 [Initiating Landmark Designation - Maud's]

Sponsor: Mandelman

Resolution initiating a landmark designation under Article 10 of the Planning Code for Maud's, 929-941 Cole Street, Assessor's Parcel Block No. 1272, Lot No. 003.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250837 [Initiating Landmark Designation - St. Matthew's Church]

Sponsor: Mandelman

Resolution initiating a landmark designation under Article 10 of the Planning Code for St. Matthew's Church, located at 3281-16th Street, Assessor's Parcel Block No. 3567, Lot No. 034.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250838 [Initiating Landmark Designation - St. Nicholas Cathedral]**Sponsor: Mandelman**

Resolution initiating a landmark designation under Article 10 of the Planning Code for St. Nicholas Cathedral, 2005 15th Street, Assessor's Parcel Block No. 3558, Lot No. 074.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250839 [Initiating Landmark Designation - St. Paul's Church]**Sponsor: Mandelman**

Resolution initiating a landmark designation under Article 10 of the Planning Code for St. Paul's Church, located at 1660 Church Street, Assessor's Parcel Block No. 6619, Lot No. 001.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250840 [Initiating Landmark Designation - 102 Guerrero Street]**Sponsor: Mandelman**

Resolution initiating a landmark designation under Article 10 of the Planning Code for 102 Guerrero Street, Assessor's Parcel Block No. 3534, Lot No. 068.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250841 [Initiating Landmark Designation - Bank of Italy Branch Building]**Sponsor: Mandelman**

Resolution initiating a landmark designation under Article 10 of the Planning Code for Bank of Italy Branch Building, located at 400-410 Castro Street, Assessor's Parcel Block No. 2647 Lot No. 035.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250842 [Initiating Landmark Designation - Bob Ross House]**Sponsor: Mandelman**

Resolution initiating a landmark designation under Article 10 of the Planning Code for the Bob Ross House, 4200 20th Street, Assessor's Parcel Block No. 2696 Lot No. 014A.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250843 [Initiating Landmark Designation - Castro Rock Steam Baths]**Sponsor: Mandelman**

Resolution initiating a landmark designation under Article 10 of the Planning Code for the Castro Rock Steam Baths, located at 578-582 Castro Street, Assessor's Parcel Block No. 2695, Lot No. 013.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250844 [Initiating Landmark Designation - San Francisco AIDS Foundation]**Sponsor: Mandelman**

Resolution initiating a landmark designation under Article 10 of the Planning Code for the San Francisco AIDS Foundation, 514-520 Castro Street, Assessor's Parcel Block No. 2695, Lot No. 002. 07/29/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250845 [Initiating Landmark Designation - Full Moon Coffeehouse]**Sponsor: Mandelman**

Resolution initiating a landmark designation under Article 10 of the Planning Code for the Full Moon Coffeehouse, located at 4416-18th Street, Assessor's Parcel Block No. 2650, Lot No. 017. 07/29/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250846 [Initiating Landmark Designation - Most Holy Redeemer Church Complex]**Sponsor: Mandelman**

Resolution initiating a landmark designation under Article 10 of the Planning Code for the Most Holy Redeemer Church Complex, consisting of 110 Diamond Street (Church), 100 Diamond Street (Rectory), 115 Diamond Street (Convent), 117 Diamond Street (School); Assessor's Parcel Block No. 2693, Lot No. 002 (Church), Assessor's Parcel Block No. 2693, Lot No. 001 (Rectory), Assessor's Parcel Block No. 2694, Lot No. 033 (Convent), Assessor's Parcel Block No. 2694, Lot No. 028 (School).

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250847 [Initiating Landmark Designation - Sha'ar Zahav (Historic Location)]**Sponsor: Mandelman**

Resolution initiating a landmark designation under Article 10 of the Planning Code for Sha'ar Zahav (Historic Location), located at 220 Danvers Street, Assessor's Parcel Block No. 2702, Lot No. 019.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250848 [Initiating Landmark Designation - 361 San Jose Avenue]**Sponsor: Mandelman**

Resolution initiating a landmark designation under Article 10 of the Planning Code for 361 San Jose Avenue, Assessor's Parcel Block No. 6531, Lot No. 021A.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250849 [Initiating Landmark Designation - Chautauqua House]**Sponsor: Mandelman**

Resolution initiating a landmark designation under Article 10 of the Planning Code for The Chautauqua House, located at 1451 Masonic Avenue, Assessor's Parcel Block No. 1270, Lot No. 002.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250850 [Initiating Landmark Designation - Engine Company No.13]**Sponsor: Mandelman**

Resolution initiating a landmark designation under Article 10 of the Planning Code for Engine Company No.13, 1458 Valenica Street, Assessor's Parcel Block No. 6531, Lot No. 011.

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

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Alex Westhoff (Planning Department); presented information and answered questions raised throughout the discussion. Kathleen Courtney; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250682 [Planning Code; Zoning Map - Consolidating the North Beach Special Use and Neighborhood Commercial Districts and Expanding Allowable Uses and Use Size Limits in Certain Zoning Districts]**Sponsor: Sauter**

Ordinance amending the Planning Code to: 1) eliminate the North Beach Special Use District and consolidate certain controls into the North Beach Neighborhood Commercial District, expand allowable uses and increase use size limits in the North Beach Neighborhood Commercial District, 2) expand allowable uses and increase use size limits in the Polk Street Neighborhood Commercial District, 3) expand allowable uses in the Pacific Avenue Neighborhood Commercial District, 4) expand allowable uses and increase use size limits in the Nob Hill Special Use District, and 5) reduce limitations on Restaurants and Bars in the Jackson Square Special Use District; amending the Zoning Map to reflect removal of the North Beach Special Use 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 under Planning Code, Section 302.

06/17/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/17/2025.

06/25/25; 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 Office of Economic and Workforce Development for informational purposes.

07/03/25; 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.

08/08/25; RESPONSE RECEIVED. The Small Business Commission held a duly-noticed meeting on July 29, 2025, and recommended approval of the proposed legislation.

09/26/25; NOTICED. Ten-day notice for October 6, 2025 Land Use and Transportation committee hearing posted and published in the Examiner and posted, pursuant to California Government Code, Sections 65856 & 65090.

10/02/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on September 25, 2025, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Supervisor Danny Sauter (Board of Supervisors); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. Speaker; Ben Bleiman (Discover Polk Community Benefit District); Peter Quan (North Beach Neighbors); Ted Bartlett; Sheila Krotz; Gina Peterson; Kari Wellstone; Megan; Susan Fish; Barry Schiller; Speaker; Ira Kaplan; Blair Helsing, President (North Beach Neighbors); Mary; Mike Chen; Justin Zucker; Brianna Morales (Housing Action Coalition); Serena; Speaker; spoke in support of the ordinance matter. Marc Bruno; Romalyn Schmaltz; Sam; Nick Ferris, President (Telegraph Hill Dwellers); Lance; Dan MacInnery; Theresa Flandrich; Nadia Williams; spoke in opposition to the ordinance matter. Kathleen Courtney (Russian Hill Association); Speaker; Speaker; Stuart Watts, President (North Beach Business Association); F. Joseph Butler; shared various concerns regarding the ordinance matter.

Member Mahmood moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 7, Lines 14-16, to read '(e) Arts Activities uses as defined in Section 102 of this Code shall be principally permitted on the first floor and as a Conditional Use under Section 303 of this Code on the second floor and above.'; on Page 7, Line 22, through Page 8, Line 2, by inserting '(g) An existing Retail Professional Service, as defined in Section 102 of this Code, that has operated without the benefit of a permit prior to June 17, 2025, may be principally permitted and allowed to expand into another commercial space within the same structure. Such use shall not be required to be incidental to a Principal or Conditionally Permitted use on the site. Additionally, such use shall be exempt from the signage and public access restrictions of this SUD.'; on Page 9, Lines 19-22, to read '(B) Restaurants, and Bars. Restaurant uses larger than 4,000 square feet and Bar uses may be permitted as a Conditional Use on the First Story through the procedures set forth in Section 303'; on Page 14, Lines 4-19, to read 'The North Beach District controls are designed to ensure the livability and attractiveness of North Beach. The protection and enhancement of the unique architectural, cultural, and historic character of North Beach shall be prioritized. Building standards limit new development to a small to moderate scale. Rear yards are protected above the ground story and at residential levels. Active commercial uses shall be required at the ground floor. Special controls limit Health Services to small neighborhood-serving medical and dental services, while large-scale medical facilities are prohibited. Small-scale, neighborhood-serving businesses are strongly encouraged and formula retail uses are prohibited. To preserve and maintain the district's small-scale, fine grain storefronts, the consolidation or merger of existing retail or commercial spaces or storefronts is restricted, and Use Sizes are controlled to encourage conversion back to the traditional small-scale commercial spaces. Special controls are necessary because an over-concentration of food and beverage service establishments limits neighborhood-serving retail sales and personal services in an area that needs them to thrive as a neighborhood. To honor the importance of Legacy Businesses in the success of the neighborhood, special controls are in place to prevent the replacement of an active Legacy Business with a non-Legacy Business.'; on Page 16, Line 7, by striking '2,000' and inserting '3,000' and striking '2,001' and inserting '3,001'; on Page 17, Lines 22-23, to read '(B) A Restaurant may occupy a space that is currently or was last legally occupied by a Limited Restaurant, Restaurant or Bar'; on Page 19, Lines 17-18, by inserting '(19) Health Services permitted as a Conditional Use on the First Story up to 3,000 square feet; not permitted 3,001 square feet and above.'; on Page 20, Line 20, by striking '2,000' and inserting '3,000' and striking '2,001' and inserting '3,001'; on Page 27, Lines 12, through Page 28, Line 7, by inserting 'On September 2, 2025, the Board of Supervisors finally passed Ordinance No. 173-25 (Board File No. 250634), which was signed by the Mayor on September 5, 2025, and became effective 30 days later. Ordinance No. 173-25 amended Planning Code Section 121.2 and the Non-Residential Standards for Use Size in the North Beach Neighborhood Commercial District, Section 722, and the Polk Street Neighborhood Commercial District, Section 723. In light of Ordinance No. 173-25 being finally passed and approved, at the regular meeting of the Land Use and Transportation Committee on October 6, 2025, the Committee amended this ordinance to reflect the existing law as amended by Ordinance No. 173-25. To clearly understand the proposed amendments to existing law contained in this ordinance, this ordinance shows in "existing text" font (plain Arial) the law currently in effect (Planning Code Sections 121.2(a), 722, and 723, as enacted by Ordinance No. 173-25). The ordinance shows in "Board amendment" font (double-underlined Arial for additions, and strikethrough Arial for deletions) the amendments to existing law that the Committee adopted on October 6, 2025. Ordinance No. 173-25 also amended Planning Code Section 121.2(b) to remove subsections (1) through (4). In light of Ordinance No. 173-25 being finally passed and approved, and the more limited amendment to Planning Code Section 121.2(b)(3) proposed in this ordinance as introduced, at the regular meeting of the Land Use and Transportation Committee on October 6, 2025, the Committee amended this ordinance to remove the proposed amendments to Section 121.2(b)(3), such that this ordinance no longer includes that Section.' and making conforming and clerical changes throughout the ordinance text.

The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Member Mahmood moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation committee meeting of October 27, 2025. 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 3:32 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.