



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: John Carroll
(415) 554-4445 ~ john.carroll@sfgov.org

Monday, July 15, 2024

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

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

The Land Use and Transportation Committee met in regular session on Monday, July 15, 2024, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:31 p.m.

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.

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

240386 [Street Encroachment Permit - Public Stair and Scenic Overlook on 22nd Street]

Sponsor: Walton

Resolution granting revocable permission to RP Pennsylvania, LLC to occupy and maintain a portion of 22nd Street, between Missouri and Texas Streets, fronting 1395 22nd Street and 790 Pennsylvania Avenue (Assessor's Parcel Block No. 4167, Lot No. 013), with a public stair and scenic overlook; 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 Director or Public Works to enter into amendments or modifications to the Permit with respect to the encroachments 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.

04/16/24; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

06/11/24; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Walton introduced a substitute Resolution bearing a new title.

Heard in Committee. Speaker(s): Lindsay Lopez-Weaver (Office of Supervisor Shamann Walton); Eric Lam (Public Works); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Preston, Peskin

240683 [Interim Zoning Controls - Health Services and Social Services in Upper Market Street NCT and Castro Street NCD]

Sponsor: Peskin

Resolution imposing interim zoning controls for an 18-month period for parcels in the Upper Market Street Neighborhood Commercial Transit District (NCT) and the Castro Street Neighborhood Commercial District (NCD), by requiring Conditional Use Authorization for a change of use from a Health Services Use or a Social Services Use; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the eight priority policies of Planning Code, Section 101.1.

06/11/24; ASSIGNED to Land Use and Transportation Committee. June 17, 2024 - President Peskin waived the 30-day hold pursuant to Board Rule 3.22.

06/14/24; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

06/23/24; NOTICED. Twenty-Day Notice for July 15, 2024 Land Use and Transportation Committee hearing published in the Examiner pursuant to Planning Code Section 333.

06/25/24; NOTICED. Twenty-Day Notice for July 15, 2024 Land Use and Transportation Committee hearing posted online and mailed pursuant to Planning Code Section 333.

07/03/24; 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): None.

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

Ayes: 3 - Melgar, Preston, Peskin

Vice Chair Preston requested that File Nos. 240409 and 240575 be heard together.

240409 [Planning Code, Zoning Map - Stonestown Mixed Use District, Special Use District, Height and Bulk District, Special Sign District]

Sponsors: Mayor; Melgar

Ordinance amending the Planning Code and the Zoning Map to establish the Stonestown Mixed-Use District (SMD), Stonestown Special Use District (SUD), Stonestown Mixed-Use Height and Bulk District (HBD), and Stonestown Special Sign District (SSD), all generally bounded by Eucalyptus Drive and Buckingham Way to the north, 19th Avenue to the east, Buckingham Way to the south, and Buckingham Way to the west, with the SSD including the Stonestown Galleria Mall and the SMD, SUD, and HBD excluding the mall; abolishing an approximately 15-foot legislated setback on the west side of 19th Avenue between Eucalyptus Drive and Buckingham Way; making 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 making findings of public necessity, convenience, and welfare under Planning Code, Section 302.
(Economic Impact)

04/23/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/23/2024.

05/01/24; 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.

05/13/24; RESPONSE RECEIVED. CEQA clearance under Final Environmental Impact Report certified by the San Francisco Planning Commission on May 9, 2024 (M-21559).

06/28/24; NOTICED. Ten-Day Notice for July 8, 2024 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

07/08/24; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speaker(s): Patrick Race (Planning Department); Jonathan Cherry (Office of Economic and Workforce Development); Christie Donnelly (Brookfield Properties); Ken Cofflin, Fire Marshal (Fire Department); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Joel Sanders; Anthony Wallace; Eddie Reyes; Nicholas Rusanoff; Mako Stewart; Corey Smith (Housing Action Coalition); Jane Natoli (YIMBY Action); Mauricio Chavez; Timothy Rife; Speaker; Meghan Pryor; Stephanie Williams; Speaker; Kat Tsakulakis; Tracy Friedman; Jenny Perez; Speaker; shared various concerns regarding the hearing matter.

07/08/24; CONTINUED AS AMENDED.

Heard in Committee. Speaker(s): None.

Vice Chair Preston moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

240575 [General Plan - Stonestown Development Project]

Ordinance amending the General Plan to revise the Urban Design Element, the Commerce and Industry Element, and the Land Use Index to reflect the Stonestown Development Project; adopting 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340. (Planning Commission)

(Pursuant to Charter, Section 4.105, the Planning Commission recommends General Plan amendments to the Board of Supervisors for approval or rejection. If the Board fails to act within 90 days of receipt, the proposed General Plan amendment shall be deemed approved. Transmittal Date: May 22, 2024)

05/22/24; RECEIVED FROM DEPARTMENT.

06/04/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/4/2024.

06/28/24; NOTICED. Ten-Day Notice for July 8, 2024 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

07/08/24; CONTINUED. Heard in Committee. Speaker(s): Patrick Race (Planning Department); Jonathan Cherry (Office of Economic and Workforce Development); Christie Donnelly (Brookfield Properties); Ken Cofflin, Fire Marshal (Fire Department); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Joel Sanders; Anthony Wallace; Eddie Reyes; Nicholas Rusanoff; Mako Stewart; Corey Smith (Housing Action Coalition); Jane Natoli (YIMBY Action); Mauricio Chavez; Timothy Rife; Speaker; Meghan Pryor; Stephanie Williams; Speaker; Kat Tsakulakis; Tracy Friedman; Jenny Perez; Speaker; shared various concerns regarding the hearing matter.

Heard in Committee. Speaker(s): None.

Vice Chair Preston moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. 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 1:44 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.