



**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 ~ [erica.major@sfgov.org](mailto:erica.major@sfgov.org)

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Monday, May 8, 2023

1:30 PM

City Hall, Legislative Chamber, Room 250

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**Regular Meeting**

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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, May 8, 2023, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:31 p.m.*

### **Remote Access to Information and Participation**

*The Board of Supervisors ([www.sfbos.org](http://www.sfbos.org)) and its committees convene hybrid meetings that allow in-person attendance, in-person public comment (prioritized before remote public comment), remote access (watch: [www.sfgovtv.org](http://www.sfgovtv.org)), and remote public comment via teleconference (<https://sfbos.org/remote-meeting-call>). Members of the public may also submit their comments by email to the Clerk listed above; all comments received will be made a part of the official record.*

## **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**

*Erica Major, Land Use and Transportation Clerk, instructed members of the public, when general public comment is called, to contribute live comments in-person or by dialing the telephone number published on the agenda and scrolling across the screen. Clerk Major further announced that 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](mailto: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.)*

## **AGENDA CHANGES**

*There were no agenda changes.*

## REGULAR AGENDA

### **230401 [Acceptance and Recording of Avigation Easements - San Mateo County - San Francisco International Airport's Noise Insulation Program]**

Resolution authorizing acceptance and recording of 124 Avigation Easements from various property owners in San Mateo County required for the San Francisco International Airport's Noise Insulation Program; affirming the Planning Department's determination of "not a project" under the California Environmental Quality Act; and authorizing the Director of Property to execute documents, make certain modifications, and take certain actions in furtherance of this Resolution, as defined herein. (Airport Commission)

04/04/23; RECEIVED FROM DEPARTMENT.

04/18/23; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

*Heard in Committee. Speaker: Cathy Widener (Airport Department); 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, Preston, Peskin

### **230276 [Hearing - Impact of the Housing Market on Below Market Rate Units] Sponsors: Melgar; Chan**

Hearing on the changes in policies and procedures of the Below Market Rate (BMR) home ownership program at the Mayor's Office of Housing and how current market conditions and those changes in policy are affecting sellers of BMR units and other program participants; and requesting the City's Chief Economist and Director of the Mayor's Office of Housing and Community Development to report.

03/07/23; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

03/15/23; REFERRED TO DEPARTMENT. Referred to the Office of the Controller and the Mayor's Office of Housing and Community Development for informational purposes and requesting the listed departments to report.

*Heard in Committee. Speakers: Sheila Nickolopoulos (Mayor's Office of Housing and Community Development); Ted Egan (Office of the Controller); Marie Benjamin (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Amy and Simone Janson; Jennifer Rosdail; Francisco Da Costa; spoke on various concerns relating to the hearing matter.*

**Chair Melgar moved that this Hearing be HEARD AND FILED. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

**230192 [Planning Code - Landmark Designation Amendment - 429-431 Castro Street (the Castro Theatre)]****Sponsor: Mandelman**

Ordinance amending the Landmark Designation for Landmark No. 100, 429-431 Castro Street (the Castro Theatre), Assessor's Parcel Block No. 3582, Lot No. 085, under Article 10 of the Planning Code, to list the exterior features that should be preserved or replaced in kind, to add interior features to the designation, and to capture the property's full historical significance; 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)

02/15/23; RECEIVED FROM DEPARTMENT.

02/28/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/30/2023.

03/22/23; NOTICED. Notice of Public Hearing for 04/03/2023 Land Use and Transportation Committee meeting mailed to property owners and interested parties.

04/03/23; CONTINUED. Heard in Committee. Speakers: Supervisor Rafael Mandelman (Board of Supervisors); Alex Westoff (Planning Department); presented information and answered questions raised throughout the discussion. Jack Antons; Michael Jamie; Andrea Aiello, Executive Director (Castro Community Benefit District); Ed Driver; Kelly Corso; Noah Wilson Rich; spoke in support of the hearing matter. Ralfka Gonzalez (Indigo Arts); Jen Reck and Steven Torres (Castro LGBTQ Cultural District); Gerard Koskovich; Katherine Petrin (San Francisco Heritage); Drew Taylor; Kevin Scott; Gary Gregerson (Disabled Students Programs and Services Accessible Theater Arts); Jesse Sandford (Castro LGBTQ Cultural District); Peter Pastreich, Executive Director (Save the Castro Theatre); Robert Byrne, President (Castro Theatre Conservancy); Speaker; Speaker; Barbara Gersch; David Robson; Jim Abrams; Steven Bracco; Terrance Alan (Castro Merchants Association); Michael Petrelis; Mike Murray; Speaker; Eric (Calle 24 Latino Cultural District); Michael Katy; Jessica Dillon; Terry Beswick (Castro Merchants Association); Brendan Smith; T.J.; Steven Murphy; Matthew Carhart; Nancy DeStefanis; Ralph; Steve Brosan; Frank Dillon; Benjamin Boletto; Dillon Belton; Ray Connolly; Ed Gibert; Brian Springfield; Jared; David Wertz; Jared Goldstein; Kevin Lagora; Desmond Morgan; Tom Ammiano; spoke on various concerns relating to the hearing matter.

04/17/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Supervisor Rafael Mandelman (Board of Supervisors); presented information and answered questions raised throughout the discussion. Jessie Hawthorne Ficks; Kathy Amendola; Tina Valentine Aguirre (Castro LGBTQ Cultural District); Steven Torres; Robert Medeira; Cathy Regan; Scott Emblidge; Jessica Dylan; Terese Piletti; Christine Madrid French (San Francisco Heritage); Joanne Desmons and Andrew Bennett (IATSE Local 16); Laurie Gordon (Art Deco Society of California); William Lewis; David Logan; Terry Beswick (Castro Merchants Association); Rocket; Debra Holly; Jesse Oliver Sanford; Kasey Curtsy; Orrosca Gonzales; Bill Samios; Rob Byrne, President (Castro Conservatory); Letta Fatahorn; Ethan Diamond; Keith Hall; Jeff Rodman; Joe Sangirardi; Speaker; Speaker; Speaker; Jessie Gourd; Caleb Sirang; Nina Vajen; Robert Markey; Ralph Hibbs (Castro Community Benefit District); Jared Goldfein; Terry Asten Bennett (Cliffs Variety); Donna Sachet; Mike Murray; Brendan Smith; Paul Hastings; Elsie; Scott Hollis; Blake Sealy; David Ballan; Connor Hopeletter; Ben Robinson; Andy Meyersen; Roy Koskovich; David Kim; Kevin Scott; Koby; Zero; Barbara Girsch; Speaker; John Bengston (Castro Theatre Conservancy); Will; Lindsey; Claud Grossian; Andrew Junius (Reuben, Junius & Rose LLP); Elisa Skaggs (Page & Turnbull); Carolyn Kiernat (Page & Turnbull); Jim Abrams; Speaker; Patrick Barks; Steven Bracco (Castro LGBTQ Cultural District); Sarah Evans; Don Richards; Drew Taylor; Mike Kelota; Mike Chen; Doug Sager; Chris Bellman; Speaker; Charlie Zukow (Castro Theatre Conservancy); Betty Sullivan; Mike Olcese (Allied Global Marketing); Dave Karraker; Bethany; Jared Cher; Desmond Morgan; Benjamin Bellito; Mike Kegan; Lincoln Madison; Gary Seith; Joshua Kell; Noah; Johnathan Allander; Sarah Fenamiller; Speaker; Heather Ripley; Josh Barnabe; Chris; Brady Mendsbury; Jessica Thresher; Joe Sing; Rebecca King; James Crown; Carolyn Thomas; Alexander Goodkind; Speaker; Mel; David Parker; Toby; Michael Collins; Tina; Ray Conolly; Lisa Sandoval; Anne Marie Smutler; Jake Isgar (Alamo Drafthouse Cinema); Steve

Rose; John Delaplane; Speaker; Jen Rack; Mengot Ng; Isaac Eisenhower; Lian Ladia (500 Capp Street); Eli Sokol; Katie Gorham; Alan Billingsley; Michael Mintz; Elaine Nasser Padian (The Castro Theatre); Dave Gifford; Danny Yadegar; Nancy DeStefanis; Steven Fisk; Brett; Francis Ford Coppola; Niel Secree; Speaker; Steve Murphy; Randall Anne Homan; Alicia Breyer; Katie Siefkin; Lisa Aubrey; Greg; Rowan Yang; Bradley Portmeier; Kerry Micheaux; Charlie Tilly; Brian Springfield; spoke on various concerns relating to the hearing matter.

04/17/23; CONTINUED AS AMENDED.

04/24/23; CONTINUED. Heard in Committee. Speakers: Alex Westoff (Planning Department); presented information and answered questions raised throughout the discussion. Julie Lindo; Speaker; spoke in support of the hearing matter. Ralph Hibbs; spoke in opposition of the hearing matter. Stephen Torres; Gerard Koskovich; Gerald Goldmine; Speaker; Speaker; Michael Petrelis; Terry Micheau; Elle Bradou; spoke on various concerns relating to the hearing matter.

*Heard in Committee. Speakers: Steven Torres (Castro LGBTQ Cultural District); Rob Byrne, President (Save the Castro Theatre); Speaker; spoke in support of the hearing matter. Michael Petrelis; Mike Murray; spoke on various concerns relating to the hearing matter.*

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

Ayes: 2 - Preston, Peskin

Noes: 1 - Melgar

## ADJOURNMENT

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:50 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.*