



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, April 28, 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, April 28, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:35 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

250264 [Housing Plan Amendments - Mission Rock Project - Seawall Lot 337]

Sponsors: Mayor; Dorsey

Resolution approving an amendment of the Mission Rock Housing Plan to reduce the minimum percentage of inclusionary affordable housing units per Phase of the Mission Rock Project at Seawall Lot 337, bounded by China Basin Channel, Third Street, Mission Rock Street and San Francisco Bay. (Port)

03/18/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

04/07/25; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speaker(s): Wyatt Donnelly-Landolt (Port); presented information and answered questions raised throughout the discussion. Cynthia Gomez (Unite Here, Local 2); shared various concerns regarding the resolution matter.

Vice Chair Chen moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT.

The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

241198 [Planning Code, Zoning Map - Alexandria Theater Special Use District]**Sponsor: Chan**

Ordinance amending the Planning Code and Zoning Map to establish the Alexandria Theater Special Use District (SUD), at the northwest corner of Geary Boulevard and 18th Avenue, allowing a density bonus and modifications to existing zoning controls for a residential project in the SUD, subject to specified conditions; 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.

12/10/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 1/9/2025.

12/18/24; 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. Referred to the Planning Department for environmental review.

03/03/25; RESPONSE RECEIVED. Common Sense Exemption: No further environmental review is required. The project is exempt under CEQA.

03/18/25; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. 3/18/2025 - Supervisor Chan introduced a substitute Ordinance bearing a new title.

03/21/25; REMAIN ACTIVE. On March 18, 2025, the Board adopted extension Resolution No. 116-25 (Board File No. 250243), retroactively extending the prescribed time within which the Planning Commission may render its decision on the proposed Ordinance for approximately 90 additional days until June 16, 2025.

03/25/25; 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. Referred to the Planning Department for environmental review.

04/15/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on April 3, 2025, and recommended approval of the proposed legislation.

04/18/25; NOTICED. Ten-day notice for April 28, 2025 Land Use and Transportation committee hearing posted and published in the Examiner and posted, pursuant to California Government Code, Sections 65856 & 65090.

Heard in Committee. Speaker(s): Robyn Burke (Office of Supervisor Connie Chan); Tina Tam (Planning Department); Nick Cola, Aaron Highland, and Irving Gonzales (Gonzales Architects); presented information and answered questions raised throughout the discussion. Ace Washington; shared various concerns regarding the ordinance matter.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 4, Lines 22-25, by inserting '(j) Planning Department review of an application seeking the density bonus provided by this SUD will include two public hearings, one before the Planning Commission and one before the Historic Preservation Commission, which will facilitate review by interested members of the public and organizations with relevant expertise, such as SF Heritage.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Vice Chair Chen moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

241069 [Planning, Subdivision Codes - Condominium Conversion of Accessory Dwelling Units]**Sponsor: Engardio**

Ordinance amending the Planning and Subdivision Codes to allow separate conveyance of certain Accessory Dwelling Units and associated primary residences as condominiums; affirming the Planning Department's determination under the California Environmental Quality Act ("CEQA"); 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 302.

10/29/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/28/2024.

11/06/24; 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. Referred to the Planning Department for environmental review. Referred to Public Works, Office of the City and County Surveyor, Public Works Bureau of Street-Use and Mapping, the Office of the Assessor-Recorder, and the Residential Rent Stabilization and Arbitration Board for informational purposes.

11/18/24; 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 to the environment.

02/27/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on February 13, 2025, and recommended approval of the proposed legislation with modifications.

04/21/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speaker(s): Supervisor Joel Engardio (Board of Supervisors); Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Eileen Boken; Mitchell Omerberg (Affordable Housing Alliance); shared various concerns regarding the ordinance matter.

04/21/25; CONTINUED AS AMENDED.

04/23/25; REFERRED TO DEPARTMENT. Referred to the Budget and Legislative Analyst for review and fiscal impact determination pursuant to Administrative Code, Section 2.6-3.

Heard in Committee. Speaker(s): Supervisor Joel Engardio (Board of Supervisors); presented information and answered questions raised throughout the discussion. Eileen Boken; Mitchell Omerberg (Affordable Housing Alliance); Ace Washington; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Chair Melgar requested that File Nos. 250297 and 250298 be called together.

250297 [Initiating Landmark Designation - Chula-Abbey Early Residential Historic District]

Sponsor: Mandelman

Resolution initiating a landmark designation under Article 10 of the Planning Code of the Chula-Abbey Early Residential Historic District.

03/25/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Rich Sucre (Planning Department); presented information and answered questions raised throughout the discussion. Peter Lewis (Mission Dolores Neighborhood Association); Ace Washington; Aaron Phillips (Mission Dolores Neighborhood Association); shared various concerns regarding the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250298 [Initiating Landmark Designation - Alert Alley Early Residential Historic District]

Sponsor: Mandelman

Resolution initiating a landmark designation under Article 10 of the Planning Code of the Alert Alley Early Residential Historic District.

03/25/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Rich Sucre (Planning Department); presented information and answered questions raised throughout the discussion. Peter Lewis (Mission Dolores Neighborhood Association); Ace Washington; Aaron Phillips (Mission Dolores Neighborhood Association); shared various concerns regarding the resolution matter.

Chair Melgar moved that this Resolution be RECOMMENDED. 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 2:18 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.