



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, October 2, 2023

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, in-person with remote access and public comment via telephone, on Monday, October 2, 2023, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:37 p.m.

Remote Access to Information and Participation

The Board of Supervisors (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), 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

John Carroll, 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 Carroll 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 (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

230853 [Park Code - John F. Shelley Drive - Road Closure]

Sponsors: Mayor; Walton, Melgar and Preston

Ordinance amending the Park Code to restrict private vehicles from a portion of John F. Shelley Drive, between the Upper Reservoir Parking Lot and Mansell Street, in McLaren Park.

07/25/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/24/2023.

08/08/23; REFERRED TO DEPARTMENT. Referred to the Recreation and Parks Department for informational purposes.

Heard in Committee. Speakers: Brian Stokle (Recreation and Parks Department); presented information and answered questions raised throughout the discussion. Zach Lipton; Linda Stark Litehiser; Luke Bornheimer; Aimée Callander (San Francisco Parks Alliance); Scott Feeney; Jake Price; Josef Nelson (San Francisco Bicycle Coalition); Marta Lindsey (Walk San Francisco); Kate Looper; spoke in support of the ordinance matter. David Pilpel; shared various concerns regarding the ordinance matter.

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

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

Ayes: 3 - Melgar, Preston, Peskin

230256 [Delegation of Board of Supervisors Authority to Amend Certain Leases for 100% Affordable Housing]**Sponsor: Mayor**

Ordinance amending the Administrative Code to delegate Board of Supervisors approval authority under Charter, Section 9.118 and Administrative Code, Section 23.30 to the Real Estate Division and the Mayor's Office of Housing and Community Development to amend certain existing leases regarding residual rent payments and lender protections for 100% affordable housing projects.

03/07/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 4/6/2023.

03/10/23; REFERRED TO DEPARTMENT. Referred to the Real Estate Division and the Mayor's Office of Housing and Community Development for informational purposes.

04/24/23; CONTINUED. Heard in Committee. Speakers: Jackie Tsou, Sheila Nickolopoulos, and Lydia Ely (Mayor's Office of Housing and Community Development); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Speaker; spoke in support of the hearing matter. Speaker; David Pilpel; spoke on various concerns relating to the hearing matter.

05/01/23; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Sheila Nickolopoulos and Jackie Tsou (Mayor's Office of Housing and Community Development); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. David Pilpel; spoke on various concerns relating to the hearing matter.

Heard in Committee. Speakers: Jackie Tsou (Mayor's Office of Housing and Community Development); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Chris Cummings (Tenderloin Neighborhood Development Corporation); Yelena Zilberfayn (Mercy Housing); Whitney Jones (Chinatown Community Development Center); Janea Jackson, Chief Executive Officer (Home Rise); spoke in support of the ordinance matter. Sam Moss (Mission Housing Development Corporation); David Pilpel; shared various concerns regarding the ordinance matter.

Member Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING A NEW TITLE, by striking amendments to the Administrative Code and making the ordinance an uncodified delegation of Board of Supervisors approval authority under Charter, Section 9.118 and Administrative Code, Section 23.30 to the Real Estate Division, based on the recommendation of Mayor's Office of Housing and Community Development ("MOHCD"), to amend certain existing leases regarding residual rent payments and lender protections for 100% affordable housing projects; on Page 2, Lines 10-16, to read 'Section 2. Delegated Authority to Amend Leases. (a) Notwithstanding the requirements of Charter Section 9.118(c) and Administrative Code Section 23.30, the Board of Supervisors authorizes and delegates to the Director of Property, based on the recommendation of the Director of the Mayor's Office of Housing and Community Development ("MOHCD"), the authority to amend the existing leases described in Section 2(b) of this ordinance without seeking approval by the Board of Supervisors for the amendment, provided that all the following conditions are met;' on Page 3, Lines 18-22, to read '(6) Other than to modify the lease as authorized under subsection (a)(5) of Section 2 of this ordinance, the amendment does not (A) materially increase the liability or obligations of the City under the lease, or (B) change the duration of the lease, or (C) impose any other new obligations on the City, or (D) materially decrease the benefits to the City with respect to the property under the lease;' on Page 3, Line 23 through Page 5, Line 18, by inserting '(b) The delegated authority described in Section 2(a) shall apply only to the following leases: (1) Ground Lease dated June 2, 1999, by and between the Redevelopment Agency of the City and County of San Francisco, as landlord, and GGA 1820 Post, L.P., a California limited partnership, as tenant (known as Golden Gate Apartments). (2) Ground Lease dated November 28, 2000, by and between the Redevelopment Agency of the City and County of San Francisco, as landlord, and Mission Bay Affordable Housing Limited Partnership, a California limited partnership, as tenant (known as Rich Sorro Commons). (3) Ground Lease dated December 7, 2000, by and between the Redevelopment Agency of the City and County of San Francisco, as landlord, and AM Preservation, L.P., a California limited partnership, as tenant (known as Antonia Manor). (4) Ground Lease dated December 7, 2000, by and between the Redevelopment Agency of the City and County of San Francisco, as landlord, and MM Preservation, L.P., a California limited partnership, as tenant (known as Maria Manor). (5) Ground Lease dated June 25, 2002, by and between the Redevelopment Agency of the City and County of San Francisco, as landlord, and Mercy Housing California XXII, a California limited partnership, as tenant (known as the Dudley Apartments). (6) Ground Lease dated December 16, 2003, by and between the Redevelopment Agency of the City and County of San Francisco, as landlord, and Mercy Housing California XX, a California limited partnership, as tenant (known as Mission Creek Senior Community). (7) Ground Lease dated March 19, 2004, by and between the Redevelopment Agency of the City and County of San Francisco, as landlord, and Plaza Apartments Associates, L.P., a California limited partnership, as tenant (known as Plaza Apartments). (8) Ground Lease dated October 21, 2008, by and between Redevelopment Agency of the City and County of San Francisco, as landlord, and 365 Fulton L.P., a California limited partnership, as tenant (known as Richardson Apartments or Central Freeway Parcel G). (9) Ground Lease dated December 6, 2011, by and between Redevelopment Agency of the City and County of San Francisco, as landlord, and 25 Essex L.P., a California limited partnership, as tenant (known as Rene Cazenave Apartments). (10) Ground Lease dated November 19, 2013, by and between the Office of Community Investment and Infrastructure as Successor Agency to the Redevelopment Agency of the City and County of San Francisco, as landlord, and Carroll Avenue Senior Homes, L.P., a California limited partnership, as tenant (known as Dr. George W. Davis Senior Housing). (11) Ground Lease dated December 12, 2013, by and between City and County of San Francisco, as landlord, and Franciscan Towers Associates, L.P., a California limited partnership, as tenant (known as Franciscan Towers). (12) Ground Lease dated May 21, 2015, by and between the Office of Community Investment and Infrastructure as Successor Agency to the Redevelopment Agency of the City and County of San Francisco, as landlord, and Mission Block 7 Housing Partners, L.P., a California limited partnership, as tenant (known as 588 Mission Bay Boulevard North);' and making other conforming and clerical

changes. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Ordinance delegating Board of Supervisors approval authority under Charter, Section 9.118 and Administrative Code, Section 23.30 to the Real Estate Division, based on the recommendation of Mayor's Office of Housing and Community Development ("MOHCD"), to amend certain existing leases regarding residual rent payments and lender protections for 100% affordable housing projects.

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

Ayes: 3 - Melgar, Preston, Peskin

220709 [Planning Code - Nighttime Entertainment Castro Street Neighborhood Commercial District]**Sponsor: Mandelman**

Ordinance amending the Planning Code, to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor; 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 findings of public necessity, convenience, and welfare under Planning Code, Section 302.

06/07/22; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/7/2022.

06/15/22; REFERRED TO DEPARTMENT. Referred pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

07/20/22; 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.

08/04/22; REMAIN ACTIVE. On August 4, 2022, the Board adopted extension Resolution No. 362-22 (Board File No. 220862) extending the Ordinance an additional 90 days, expiring December 12, 2022.

01/26/23; REMAIN ACTIVE. On November 15, 2022, the Board adopted extension Resolution No. 496-22 (Board File No. 221151) extending the Ordinance an additional six months, expiring June 12, 2023.

06/16/23; REMAIN ACTIVE. On June 6, 2023 the Board adopted extension Resolution No. 316-23 (Board File No. 230603) extending the Ordinance an additional six months, expiring August 11, 2023.

06/22/23; RESPONSE RECEIVED.

Heard in Committee. Speaker: Supervisor Rafael Mandelman (Board of Supervisors); presented information and answered questions raised throughout the discussion.

Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of October 16, 2023. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

230446 [Planning and Subdivision Codes, Zoning Map - Housing Production]**Sponsors: Mayor; Engardio and Dorsey**

Ordinance amending the Planning Code to encourage housing production by 1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations; 2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density; 3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts; 4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; 5) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; 6) exempting certain affordable housing projects from certain development fees; 7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; and 8) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity Geographies Special Use District; 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.

04/18/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/18/2023.

04/26/23; 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; referred to the Mayor's Office of Housing and Community Development, Rent Board, Department of Building Inspection, and the Office of the Assessor-Recorder for informational purposes.

05/17/23; 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 then environment. Any physical projects would require separate environmental analysis or General Plan Evaluation under the 2022 Housing Element EIR.

06/06/23; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor introduced a substitute Ordinance bearing new title.

06/09/23; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and Community Development, Rent Board, Department of Building Inspection, and the Office of the Assessor-Recorder for informational purposes.

06/13/23; 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.

06/27/23; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor introduced a substitute Ordinance bearing the same title.

06/30/23; 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; referred to the Mayor's Office of Housing and Community Development, Rent Board, Department of Building Inspection, and the Office of the Assessor-Recorder for informational purposes.

07/14/23; RESPONSE RECEIVED. The proposed amendments were covered in the San Francisco Housing Element 2022 Update Environmental Impact Report (EIR) certified on November 17, 2022.

07/20/23; RESPONSE RECEIVED. On June 29, 2023, the Planning Commission met and held a duly noticed hearing and recommended approval with modification for this proposed legislation.

09/08/23; NOTICED. 10-Day Notice for 9/18/2023 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

09/18/23; CONTINUED. Heard in Committee. Speakers: Aaron Starr (Planning Department); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Christopher Roach; Sarah Willmer; Speaker; Calvin Welch; Jane Natoli; Annie Fryman; Susanna Douglas; A. Gordon Atkinson; Christopher Oquist; Tes Welborn; Lev Weisbach; Chanel; Elizabeth; Jake Price; Paul Adamson; Barbara Bei; Adam; Steven; Jonathan Friedman; Veronica Lempert; Peter Papadopoulos; Charles Ayers; Erica Kaplan; Corey Smith; spoke in support of the hearing matter. Zach Karnazes; Lucy; Speaker; Speaker; Kathy Lipscomb; Speaker; Speaker; Speaker; Betty; Tom Gilbert; John Avalos; Nick Pasquariello; Speaker; Steve Leeds; Bridget Maley; Verna Shaheen; Katherine Petrin; Trevor Weinhurst; Chantelle Wilkinson; Erica Sawarage; Sue Hestor; Speaker; David Woo; Carmen Boquin; Speaker; Joseph Smooke; Tab Buckner; Lori Lederman; Anastasia Yovanopoulos; Renee Curran; Don Masumi; Larisa Pedroncelli; Amy Beinart; George Wooding; Eric Brooks; Francisco Carrera; Jonathan Mead; Angelica Segura-Brandi; Tracy Flandrich; Speaker; Bruce Wolfe; Jeannine; Robert Fruchtman; Katherine Howard; Michael Nulty; Speaker; Lea Thea; Speaker; Roisin Isner; Georgia Schuttish; Lorraine Petty; Stephanie Peake; spoke in opposition of the hearing matter. William Railing; Lou Esperante; spoke on various concerns relating to the hearing matter.

09/25/23; REFERRED TO DEPARTMENT. Referred to the Youth Commission for comment and recommendation.

Heard in Committee. Speakers: Aaron Starr (Planning Department); Supervisors Rafael Mandelman and Matt Dorsey (Board of Supervisors); Tom Paulino (Office of the Mayor); Rich Hillis, Director (Planning Department); Ozzie Rohm (San Francisco Land Use Coalition); presented information and answered questions raised throughout the discussion. Serena Calhoun; Speaker; Jane Natoli (YIMBY Action); Kevin Prine; Jonathan; spoke in support of the ordinance matter. Don Misumi; Eileen Boken; Anastasia Yovanopolous; Scott (Mission Liberation Center); Joseph Smooke (Westside Community Coalition); Theresa Flandrich (North Beach Tenants Association); Stephanie; Kim Tavaglione (San Francisco Labor Council); Renee; Jeantelle Laberinto (Race and Equity in All Planning Coalition); Max Williams; Skylar Sacoolas (Green Action For Health and Environmental Justice); Magik Altman; Anakh Sul Rama; Speaker; Christie Hanson; Howard Wong; Speaker: Rudy Gonzalez (San Francisco Labor Council); Lori Liederman; Mitchell Omerberg, Director (Affordable Housing Alliance); Katherine Petrin (San Francisco Heritage); Reyna Tello (PODER); Speaker; Steve Lee; Georgia Schuttish; Nancy Méndez, Manager (Excelsior Resource Hub); Layla Stanley (San Francisco Tenants Union); Gilbert Williams; Larissa Pedroncelli; Francisco Herrera; Amy Beinart; spoke in opposition to the ordinance matter. Eric Brooks (Our City San Francisco); Ozzie Rohm (San Francisco Land Use Coalition); Matthew Lew (Chinatown Community Development Center); Gary Gregerson; Molly Goldberg, Director (San Francisco Anti-Displacement Coalition); Regina Islas; Avi Gandhi (Chinatown Community Development Center); Kyle Doole; Kathy Lipscomb (Senior and Disability Action); Yolanda; Jake Price (Housing Action Coalition); Speaker; George Wooding; Christopher Marsh; Speaker; Carmen; Pryia (Race and Equity in All Planning Coalition); Speaker; Peter Papadopolous (Mission Economic Development Agency); Speaker; Robert Fruchtman; Lorraine Petty; Sue Hestor; Adam; Speaker; Bridget Maley; Speaker; shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by adding new Planning Code, Section 121.1 entitled, 'DEVELOPMENT OF LARGE LOTS IN NEIGHBORHOOD COMMERCIAL DISTRICTS LOCATED IN THE PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT' including a table of lot size limits in various districts of the city, and design review criteria; by restoring Planning Code, Section 121.3 entitled, 'DEVELOPMENT OF LARGE LOTS, CHINATOWN MIXED USE DISTRICTS' including a lot size limit for the Chinatown MUD, and facade and design features criteria; by restoring the RTO Districts controls for merger of lots within the Priority Equity Geographies Special Use District within Section 121.7; adding the Planning Commission's recommended modifications to preserve the 15 foot setback in districts where there is a predominant pattern of 15 foot or greater setbacks; by indicating that the Planning Department may administer fees to recover costs for providing services related to requests for reasonable modification of residential uses in Section 305.1; by adding a prohibition of tenant buyouts and limitations on demolition of units subject to the Residential Rent Stabilization and Arbitration ordinance to Section 317; by restoring limited changes regarding large lots and lot mergers to the areas outside the Priority Equity Geographies SUD in Sections 710, 711, 722, 723, 750, 810, 811, and 812; and making various conforming and clerical changes throughout the Ordinance. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Ordinance amending the Planning Code to encourage housing production by (1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations; (2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots in areas outside the Priority Equity Geographies Special Use District, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density; (3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts; (4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; (5) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; (6) exempting certain affordable housing projects from certain development fees; (7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; and (8) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity Geographies Special Use District; 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.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, to restore the existing standards within the Planning Code as relate to RH districts within the Family Housing Opportunity Special Use district, including subdivision and lot splits within Section 121 (b), minimum lot width within Section 121 (d), minimum lot area within Section 121 (e), and adding a Conditional Use process for creating smaller lots in RH-1(D) districts within Section 121 (f); by adding front setback averaging calculations and maximum front setback requirements within Section 132; by adding basic rear yard requirements and a reduction of basic rear yard requirements in the Family Housing Opportunity Special Use district within Section 134; by adding private open space requirements within the Family Housing Opportunity Special Use district to Section 135; by adding dwelling unit exposure requirements within the Family Housing Opportunity Special Use district to Section 140; by adding residential and group housing density limits within Section 209.1; by restoring requirements of Section 311 notice for projects in RH districts in the Family Housing Opportunity Special Use district, unless the terms of that SUD would otherwise provide for a waiver of Section 311 notice; restoring the Conditional Use Authorization requirements in Section 317 for projects in RH districts and the Family Housing Opportunity Special Use district; by making conforming amendments to the Subdivision Code at Section 1396.6 regarding condominium conversion; and making conforming and clerical amendments throughout the Ordinance. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Ordinance amending the Planning Code to encourage housing production by 1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations, and areas outside RH (Residential House) Districts within the Family Housing Opportunity Special Use District; 2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots in areas outside the Priority Equity Geographies Special Use District, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; 3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; 4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; 5) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; 6) exempting certain affordable housing projects from certain development fees; 7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; and 8) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity Geographies Special Use District; amending the Subdivision Code to update the condominium conversion requirements for projects utilizing residential density exceptions in RH Districts; 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.

The Land Use and Transportation Committee requested that the City Attorney prepare a special review copy of the Ordinance, as twice amended, indicating the amendments provided by the Planning Department and Chair Melgar separately through highlighting in different colors.

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation committee meeting of October 16, 2023. 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 5:02 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.