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 22, 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 22, 2024, 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 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

240499 **[Building Code - Vacant Storefronts and Infrastructure Construction]**

Sponsor: Chan

Ordinance amending the Building Code to exempt storefronts that are vacant due to public infrastructure construction from vacant storefront registration requirements; and affirming the Planning Department's determination under the California Environmental Quality Act.

05/14/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/13/2024.

05/22/24; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Building Inspection Commission for review and response. Referred to the Small Business Commission for review and comment.

06/06/24; 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.

07/18/24; RESPONSE RECEIVED. On July 17, 2024, the Building Inspection Commission met and held a duly noticed hearing, and recommended approval of the proposed legislation.

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

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 3, Lines 4-14, to read '(3) The owner or leaseholder submits evidence to the Department that vacancy is due to public infrastructure construction or maintenance activity lasting longer than 30 days impacting the Commercial Storefront's access to the nearest public right-of-way or essential utilities. Where the Commercial Storefront is vacant due to infrastructure construction or maintenance activity lasting longer than 30 days, the Commercial Storefront shall not be subject to the requirements in subsections 105A.5.2 through 105A.5.6 for 180 calendar days from the date of the submittal of evidence. The initial exemption period may be extended by the Department if additional evidence is submitted by the owner or leaseholder demonstrating infrastructure construction or maintenance activity continues to impact the Commercial Storefront. The owner or leaseholder shall alert the Department within 30 days of the conclusion of infrastructure construction or maintenance activity.' The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Chair Melgar moved that this Ordinance be RECOMMENDED AS AMENDED AS A COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

240297 **[Building Code - Deadlines for Disability Access Improvements for Places of Public Accommodation]**

Sponsors: Mandelman; Engardio and Chan

Ordinance amending the Building Code to extend the deadlines for existing buildings with a place of public accommodation to comply with the requirement to have all primary entries and paths of travel into the building accessible to persons with disabilities or to receive a City determination of equivalent facilitation, technical infeasibility, or unreasonable hardship; to extend the period for granting extensions from those deadlines; and to extend the time for the Department of Building Inspection's Report to the Board of Supervisors regarding the disability access improvement program.

03/25/24; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Duplicated from File No. 231005.

03/25/24; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

03/28/24; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for review and response.

05/17/24; RESPONSE RECEIVED. On May 15, 2024, the Building Inspection Commission met and held a duly noticed hearing, and recommended approval of the proposed legislation.

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); presented information and answered questions raised throughout the discussion. Thierry Fill; shared various concerns regarding the ordinance matter.

Chair Melgar 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.