



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 21, 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 21, 2025, 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 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

250101 [Planning Code - Removing Conditional Use Requirement for Formula Retail Uses on Van Ness Avenue]

Sponsors: Sherrill; Sauter, Mahmood, Melgar and Dorsey

Ordinance amending the Planning Code to remove the conditional use authorization for formula retail uses in the Residential-Commercial zoning districts along Van Ness Avenue, for lots fronting Van Ness Avenue, and to establish that a change of owner or operator of a pre-existing formula retail use that had not previously received a conditional use authorization is not an intensification of such use that would require conditional use authorization; 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.

01/28/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/27/2025.

02/05/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. 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 Small Business Commission for review and response.

02/12/25; 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.

03/26/25; RESPONSE RECEIVED. The Small Business Commission held a duly-noticed meeting on March 24, 2025, and recommended approval of the proposed legislation.

04/08/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on April 3, 2025, and recommended approval of the proposed legislation with modifications.

04/14/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speaker(s): Supervisor Stephen Sherrill and Michelle Andrews (Board of Supervisors); Audrey Merlone (Planning Department); presented information and answered questions raised throughout the discussion. Marlayne Morgan (Van Ness Corridor Coalition); Speaker; spoke in support of the ordinance matter.

Chair Melgar requested to be added as a co-sponsor.

04/14/25; CONTINUED AS AMENDED.

Heard in Committee. Speaker(s): Lorenzo Rosas (Office of Supervisor Stephen Sherrill); presented information and answered questions raised throughout the discussion. Speaker; spoke in support of the ordinance matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

250100 [Planning Code, Zoning Map - 3250 19th Avenue Special Sign District]**Sponsor: Melgar**

Ordinance amending the Planning Code and Zoning Map to establish the 3250 19th Avenue Special Sign District, encompassing the real property consisting of Assessor's Parcel Block No. 7231, Lot No. 003, to provide signage opportunities commensurate with the size of the parcel; 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 under Planning Code, Section 302.

01/28/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/27/2025.

02/05/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. 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.

02/12/25; 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.

04/09/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on April 3, 2025, and recommended approval of the proposed legislation with modifications.

04/11/25; NOTICED. Ten-day notice for April 21, 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): Joseph Sacchi (Planning Department); 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 4, Line 24, by inserting '(3) Signs may be Indirectly Illuminated or Nonilluminated.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

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

Ayes: 3 - Melgar, Chen, Mahmood

250211 [Existing Building Code - Concrete Building Inventory Assessment]**Sponsor: Melgar**

Ordinance amending the Existing Building Code to assess the City's inventory of seismically vulnerable Rigid-Wall-Flexible-Diaphragm and Concrete Buildings, and adopt voluntary seismic retrofit standards for such buildings; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

03/04/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 4/3/2025.

03/12/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Building Inspection Commission for review and response.

04/01/25; 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.

04/17/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on April 16, 2025, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Brian Strong, Chief Resilience Officer and Director (Office of Resilience and Capital Planning); Laurel Matthews (Office of the City Administrator); Tate Hanna (Department of Building Inspection); presented information and answered questions raised throughout the discussion. Speaker; Sarah Atkinson (SPUR); George Wooding; David; Charley Goss (San Francisco Apartment Association); Mitchell Omerberg (Affordable Housing Alliance); shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 5, Line 8, through Page 6, Line 2, to update the statement of Intent in section 501G.1; on Page 6, Lines 3-12, to add the Definitions in Section 501G.2 for Rigid-Wall Flexible Diaphragm Building and Concrete Building, to read '501G.2 Definitions. In addition to the definitions in San Francisco Building Code Chapter 2 and San Francisco Existing Building Code Chapter 2, the following shall apply for purposes of this Chapter 5G: Rigid-Wall-Flexible-Diaphragm ("RWFD") Building. A one-story building or building portion, not counting mezzanines, with a seismic force-resisting system that would be classified by the latest edition of ASCE 41 as either PC1, RM1, or C2a with flexible roof diaphragm. Concrete Building ("CB"). A building where (1) vertical elements of concrete construction, such as walls or columns, support gravity load from floors or roofs; and/or (2) vertical elements of concrete construction are part of the lateral-force-resisting system.'; on Page 6, Lines 13-14, to read '501G.3 Subject Buildings. The building inventory assessment required by this Chapter 5G shall apply to the following, which are defined as Subject Buildings'; on Page 6, Line 23, through Page 7, Line 2, to read '(c) This Chapter refers to any such RWFD or CB as a subject building unless and until it is found to not meet the requirements of Section 501G.3(a), or it is found to be exempt from the inventory assessment pursuant to Section 501G.4. Any building for which the Department has sent notification or screening instructions referring to this Chapter is also a subject building until it is found to be exempt.'; on Page 7, Lines 3-6, to read '501G.4 Exemptions for Certain Concrete Buildings. Concrete Buildings for which one or more of the following apply are not subject buildings as determined by Department approval of a Screening Form as required by Section 502G.1'; on Page 8, Lines 14-17, by striking '502G – Screening Process. The Department shall develop a screening process that notifies owners of potential subject buildings, provide them with a Screening Form to see if any exemptions apply, and educates them about the voluntary retrofit pathways available to reduce seismic vulnerability'; on Page 8, Line 18, through Page 9, Line 8, by inserting '502G.1 Screening Process. The owner of each subject building shall comply with the reporting requirements of this Section 501G.1. The Department shall notify owners of potential subject buildings that such buildings may be included in the CB and RWFD building assessment inventory. The Department shall provide owners with a Screening Form to confirm the existing structural systems and determine whether exemptions apply. The owner of each building who has been notified that their building is within the scope of this Chapter 5G, as well as all other owners of buildings that may be subject to this Chapter, shall submit to the Department within the time limits set forth in 502G.2 a properly completed Screening Form. Where required by the Screening Form, the owner shall engage an appropriately licensed design professional to complete the form. If the owner believes exemptions apply, as specified in Section 501G.4, the owner and their design professional, where required, shall denote this on the completed Screening Form and shall return the form to the Department. Additional information shall be provided to the owner informing the owner about the seismic retrofit requirements of Appendix A available to reduce seismic vulnerability.'; on Page 9, Lines 9-18, to read '502G.2 Screening Form. Within six months of the effective date of the ordinance in Board File No. 250211 enacting Chapter 5G, the Department shall create a list of potential subject buildings and associated mailing list of owners, issue Screening Forms to the mailing list that outline the applicable exemptions, identify the information necessary to confirm whether an exemption applies, and set an 18-month deadline to submit the completed Screening Form. 502G.3 Concrete Building Website. The Department shall maintain a webpage providing information about the screening process, the status of subject buildings, and links to the seismic retrofit provisions of Appendix A, which owners may voluntary choose to implement to have the building removed from the CB and RWFD inventory.'; on Page 9, Line 24, through Page 10, Line 6, to read 'A6.1 Intent. This Chapter A6 establishes seismic retrofit provisions intended to reduce the collapse risk of the most vulnerable Concrete Buildings (CB), as defined in Chapter 5G.'; on Page 10, Lines 13-16, to read 'A6.3 Design Professionals. All evaluations and design intended to comply with this Chapter shall be performed by or under the supervision of appropriately licensed individuals, and all documents submitted for compliance shall be sealed by a California

licensed civil or structural engineer.'; on Page 10, Lines 18-21, to read 'A6.4.1 Engineering criteria. For a Concrete Building to comply with this Chapter, the building shall satisfy one of the Engineering Criteria Options per Table A6.4-1 by seismic evaluation or seismic retrofit.'; on Page 11, Line 14, through Page 12, Line 8, by inserting the Table A6.4-2: Seismic deficiencies to be addressed by Engineering Criteria Option (a); on Page 12, Line 10-12, by striking 'A6.4.2 Nonstructural components. For either Engineering Criteria Option, unreinforced masonry shall be removed or retrofitted to satisfy Non-structural Life Safety performance at the BSE-1E level.'; on Page 12, Lines 13-25, to read 'A6.4.2 Building separation. The building separation limitations of Section 7.2.13 of ASCE 41 need not be considered. A6.4.3 Liquefaction or landslide risk. If the building is located in a zone of high or very high risk of soil liquefaction or landslide, as indicated by the current State of California Seismic Hazard Zones Map for San Francisco, the Owner's Engineer shall so notify the Owner in writing. Aside from such notification, soil liquefaction, lateral spreading, and landslide are not required to be addressed in the seismic evaluation or retrofit design. This Chapter does not exempt the building from the requirements of the Slope and Seismic Hazard Zone Protection Act (San Francisco Building Code 106A.4.1.4) where applicable.'; on Page 13, Line 14, through Page 14, Line 8, by striking the Table A6.4-2: Seismic deficiencies to be addressed by Engineering Criteria Option (a), as it has been moved to Pages 11 and 12 of the ordinance; and making other conforming, clarifying, and clerical amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

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

Ayes: 3 - Melgar, Chen, Mahmood

250358 [Declaration of City Property - 772 Pacific Avenue - Exempt Surplus Land for 100% Affordable Housing]

Sponsors: Mayor; Mandelman, Chan and Sauter

Resolution 1) declaring the City's real property located at 772 Pacific (Assessor's Parcel Block No. 0161, Lot No. 015) (the "Property") as Exempt Surplus Land under California Government Code, Sections 25539.4 and 54221(f)(1)(A); 2) affirming use of the Property by the San Francisco Mayor's Office of Housing and Community Development ("MOHCD") for the development as 100% affordable housing with ancillary commercial space; 3) affirming MOHCD's intent to convey the Property under a long term ground lease with an annual base rent of \$15,000 and restricting the Property for affordable housing and ancillary commercial space; and 4) adopting findings that the affordable housing project developed on the Property is eligible for ministerial approval under the Affordable Housing and High Road Jobs Act of 2022 and consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

04/08/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): William Wilcox and Sheila Nickolopoulos (Mayor's Office of Housing and Community Development); 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, Chen, Mahmood

250357 [Sunset Chinese Cultural District's Cultural, History, Housing, and Economic Sustainability Strategy Report]**Sponsors: Mayor; Engardio, Chan and Chen**

Resolution adopting the Sunset Chinese Cultural District's Cultural, History, Housing, and Economic Sustainability Strategy (CHHESS) Report under Administrative Code, Section 107.5.

04/08/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Supervisor Joel Engardio (Board of Supervisors); Grace Lee (Mayor's Office of Housing and Community Development); Lily Wong, Director (Sunset Chinese Cultural District); presented information and answered questions raised throughout the discussion. Dr. Emily Murase, Director (Japantown Community Benefit District); Lee Hsia Siu; Jessica Ho; Speaker; Manson Leung; Ben Wong, Executive Director (Wah Mei School); Li Miao Lovett; Dianne Chow; Angie Petit; Mario Demario; Kimberly Szeto; Gaynor Ann Siataga, Director (SALT: Pacific Islander Association Hut); April Spears-Mays, Executive Director (San Francisco African American Arts & Culture District); shared various concerns regarding the resolution matter.

Supervisor Chen requested to be added as a co-sponsor.

Vice Chair Chen moved that this Resolution be RECOMMENDED. 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 dwelling units as condominiums; 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 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.

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.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Lines 3-5, to read 'Ordinance amending the Planning and Subdivision Codes to allow separate conveyance of certain Accessory Dwelling Units and associated primary residences as condominiums'; on Page 6, Lines 6-17, to read '(e) Restrictions on Subdivisions. Notwithstanding the provisions of Article 9 of the Subdivision Code, a lot with an ADU authorized under this Section 207.1 shall not be subdivided in a manner that would allow for the ADU to be sold or separately financed pursuant to any condominium plan, housing cooperative, or similar form of separate ownership. This prohibition on separate sale or finance of the ADU shall not apply to an ADU: (1) that is located in a building that consisted entirely of condominium units as of July 11, 2013, and has had no evictions pursuant to Sections 37.9(a) through 37.9(a)(12) and 37.9(a)(14) of the Administrative Code since July 11, 1996; or (2) that meets the requirements of California Government Code Section 66341.'; on Page 7, Lines 7-13, to read 'Notwithstanding the provisions of Article 9 of the Subdivision Code, a lot with an ADU or JADU authorized under this Section 207.2 shall not be subdivided in a manner that would allow for the ADU or JADU to be sold or separately financed pursuant to any condominium plan, housing cooperative, or similar form of separate ownership, except that this prohibition on separate sale or finance of the ADU shall not apply to an ADU that meets the requirements of either: California Government Code Section 66333(f), or Section 207.4 and Subdivision Code Section 1316.'; on Page 7, Line 16, through Page 8, Line 2, to read 'SEC. 207.4. SEPARATE SALE AND CONVEYANCE OF CERTAIN STATE MANDATED ACCESSORY DWELLING UNITS. (a) Certain new or existing Accessory Dwelling Units ("ADUs"), as defined in Section 102 of this Code, approved under the City's state-mandated, ministerial approval programs in Planning Code Section 207.2, or former Planning Code subsection 207(c)(6), may be separately sold or conveyed from the primary residence, if the subdivision of those units is approved pursuant to the Subdivision Code. These condominiums may be sold or otherwise conveyed separately from the primary residence only under the conditions set forth in the Subdivision Code. Applications to construct ADUs may be submitted concurrently with any application to subdivide the parcel.'; on Page 8, Line 2, through Page 11, Line 25, by striking Planning Code, Sections 207.4 (b) and (c) setting eligibility and requirements, so they may be written into the Subdivision Code later in the ordinance; on Page 12, Lines 1-7, to read '(b) Review of Program. The Planning Department shall include the location and number of units approved as condominiums under this Section 207.4 and the Subdivision Code in the Housing Inventory Report. Prior to December 31, 2030, the Planning Department shall prepare and submit to the Planning Commission a report containing recommendations as necessary or appropriate for modifications to the program allowing the separate sale and conveyance of state-mandated ADUs, including modifications to further the goals of the City's Seventh Housing Element Cycle.'; on Page 13, Lines 10-12, by inserting 'A conversion also shall include a subdivision involving certain Accessory Dwelling Units and an associated primary residence under Section 1396.8, and Planning Code Section 207.4.'; on Page 13, Line 15, through Page 17, Line 21, by inserting a new Subdivision Code, Section 1316 entitled 'SEPARATE SALE AND CONVEYANCE OF CERTAIN STATE MANDATED ACCESSORY DWELLING UNITS AND ASSOCIATED PRIMARY RESIDENCES' which establishes the eligibility, safety inspection, lienholder consent, notice, and additional requirements for projects in planned developments; on Page 19, Lines 2-4, by inserting 'For purposes of this Section 1396.8, primary residence shall mean the whole of an existing or new residential structure or complex, which may contain one or more individual dwelling units.;' and making other conforming, clarifying, and clerical amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

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.

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation committee meeting of April 28, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

241208 [Planning Code - Entertainment Uses in South of Market]**Sponsor: Dorsey**

Ordinance amending the Planning Code to eliminate the 200-foot buffer restriction in the Western SoMa Special Use District for Nighttime Entertainment uses located within 200 feet of a RED (Residential Enclave) or RED-MX (Residential Enclave-Mixed) District and delete references to the buffer restriction in the SALI (Service/Arts/Light Industrial) and WMUO (WSoMa Mixed-Use Office) Districts; principally permit General Entertainment and Nighttime Entertainment uses at 655 Folsom Street (Assessor's Parcel Block No. 3750, Lot No. 050) located in the MUR (Mixed-Use Residential) District; 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.

12/17/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 1/16/2025.

12/26/24; 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 the Office of Economic and Workforce Development for informational purposes. Referred to the Small Business Commission for review and response.

02/03/25; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 16060(c)(2) because it would not result in a direct or indirect physical change in the environment.

02/04/25; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Dorsey introduced a substitute Ordinance bearing a new title.

02/07/25; 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. Referred to the Office of Economic and Workforce Development for informational purposes. Referred to the Small Business Commission for review and response.

03/11/25; 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.

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

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. Referred to the Office of Economic and Workforce Development for informational purposes. Referred to the Small Business Commission for review and response.

04/01/25; 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.

04/16/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on April 10, 2025, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Supervisor Matt Dorsey (Board of Supervisors); Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion.

Chair Melgar moved that this Ordinance 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 3:21 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.