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, Matt Dorsey

Clerk: John Carroll
(415) 554-4445 ~ john.carroll@sfgov.org

Monday, October 5, 2026 **1:30 PM** **City Hall, Legislative Chamber, Room 250**

Regular Meeting

Present: 3 - Myrna Melgar, Chyanne Chen, and Matt Dorsey

The Land Use and Transportation Committee met in regular session on Monday, October 5, 2026, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:32 p.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Melgar, Vice Chair Chen, and Member Dorsey 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

260415 **[Planning Code - Landmark Designation Amendment - "Site of the Compton's Cafeteria Riot"]**

Sponsors: Mahmood; Chen, Mandelman, Dorsey and Melgar

Ordinance amending the Landmark Designation for Landmark No. 307, the Turk and Taylor Streets Intersection together with defined portions of 101 Taylor Street, Assessor's Parcel Block No. 0339, Lot No. 003 (known as the "Site of the Compton's Cafeteria Riot"), under Article 10 of the Planning Code, to include the entire building at 101-121 Taylor Street and to expand the period of 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)

04/16/26; RECEIVED FROM DEPARTMENT.

04/28/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/28/2026. Supervisor Mahmood assumed primary sponsorship

05/29/26; NOTICED. Notice of public hearing for June 8, 2026 Land Use and Transportation Committee meeting posted and mailed to property owners and interested parties.

06/04/26; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

06/08/26; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speaker(s): None.

07/17/26; NOTICED. Notice of public hearing for July 27, 2026 Land Use and Transportation Committee meeting posted and mailed to property owners and interested parties.

07/27/26; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speaker(s): None.

09/25/26; NOTICED. Notice of public hearing for October 5, 2026 Land Use and Transportation Committee meeting posted and mailed to property owners and interested parties.

Heard in Committee. Speaker(s): Supervisor Bilal Mahmood (Board of Supervisors); Pilar LaValley (Planning Department); Chandra Laborde (Compton's x Coalition); presented information and answered questions raised throughout the discussion. Delphine Brody (Compton's x Coalition); Kasey Rios; Akbal; Bridget Bertrand; Bodea LaFleur; Speaker; David Blackwell; Malik Washington; shared various concerns regarding the ordinance matter.

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

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 8, Line 6, by striking '12:00 a.m.'; and making clerical changes throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Dorsey

DUPLICATED AS AMENDED

See duplicate File No. 261100.

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, Dorsey

261100 **[Planning Code - Landmark Designation Amendment - "Site of the Compton's Cafeteria Riot"]**

Sponsors: Mahmood; Chen, Mandelman, Dorsey and Melgar

Ordinance amending the Landmark Designation for Landmark No. 307, the Turk and Taylor Streets Intersection together with defined portions of 101 Taylor Street, Assessor's Parcel Block No. 0339, Lot No. 003 (known as the "Site of the Compton's Cafeteria Riot"), under Article 10 of the Planning Code, to include the entire building at 101-121 Taylor Street and to expand the period of 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.

Duplicated from File No. 260415.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 4, Lines 15-17, by inserting '(9) The Board of Supervisors hereby urges the Planning Department and Historic Preservation Commission to reconsider the scope of this Landmark Designation if new evidence of additional character-defining features becomes available.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Dorsey

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

Ayes: 3 - Melgar, Chen, Dorsey

260962 **[Administrative Code - Evictions for Nonpayment of Rent]**

Sponsors: Fielder; Melgar, Walton, Chan, Chen, Mahmood, Sauter and Dorsey

Ordinance amending the Administrative Code to provide that a landlord may not evict a residential tenant for unpaid rent below the local standard for fair market rent for an equivalent sized rental unit as set by the United States Department of Housing and Urban Development; and deleting various obsolete provisions.

09/01/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/1/2026.

09/15/26; REFERRED TO DEPARTMENT. Referred to the Residential Rent Stabilization and Arbitration Board for informational purposes.

Heard in Committee. Speaker(s): Supervisors Jackie Fielder and Bilal Mahmood (Board of Supervisors); presented information and answered questions raised throughout the discussion. Meg Eisler (Anti-Displacement Coalition); Ann; Ramon Bonafacio (SOMCAN); Jerry Cosonovan (SOMCAN); Theresa Dulalas; Tuesday Rose Thornton (Eviction Defense Coalition); Scott Feeny; PJ Eugenio (SOMCAN); Jeantelle Laberinto (Race and Equity for All in Planning Coalition); Speaker; Shane; Jackie Barshack; Patrick; Peter; Zach Weisenberger (Young Community Developers); spoke in support of the ordinance matter. Griffin Lee (Connected SF); Charlie Goss (San Francisco Apartment Association); spoke in opposition to the ordinance matter. Justin Goodman (Coalition for Better Housing); DJ Brookter; shared various concerns regarding the ordinance matter.

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

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

Ayes: 3 - Melgar, Chen, Dorsey

260680 **[Administrative Code - Disclosure of Costs to Residential Tenants]**

Sponsors: Mahmood; Melgar, Chen and Sauter

Ordinance amending the Administrative Code to require that online listings and lease agreements for residential rental units clearly disclose the total estimated monthly cost of the unit inclusive of rent and any required fees and charges; authorize tenants to terminate their leases early and without penalty if they have not received adequate disclosures of such fees or charges; restrict the ability of landlords to evict or impose late penalties on tenants for the nonpayment of fees or charges that were not adequately disclosed; and delete various obsolete provisions.

06/09/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/9/2026.

Heard in Committee. Speaker(s): Supervisor Bilal Mahmood (Board of Supervisors); presented information and answered questions raised throughout the discussion. Justin Goodman (Coalition for Better Housing); Mike Moore; Peter (Indivisible SF); 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 4, Lines 17-18, by striking ' In some cases, these fees may even violate the Rent Ordinance.'; on Page 5, Lines 3-4, by inserting 'and agreed to in the lease agreement.'; on Page 5, Lines 6-7, by inserting 'to or on behalf of the landlord'; and on Page 5, Line 17, by inserting 'during the term of the lease agreement'. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Dorsey

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

Ayes: 3 - Melgar, Chen, Dorsey

260709 **[Planning Code - Story Count and Mezzanines]**

Sponsor: Mahmood

Ordinance amending the Planning Code to revise the size threshold for when a mezzanine is considered a separate story to include larger mezzanines permitted by the Building Code; 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 convenience, necessity, and welfare under Planning Code, Section 302.

06/16/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/16/2026.

06/23/26; 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.

07/22/26; 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 reasonably foreseeable indirect physical change in the environment.

09/24/26; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on September 10, 2026, and recommended approval of the proposed legislation with modifications.

09/28/26; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speaker(s): Supervisor Bilal Mahmood (Board of Supervisors); Tate Hanna (Planning Department); presented information and answered questions raised throughout the discussion.

09/28/26; CONTINUED AS AMENDED.

Heard in Committee. Speaker(s): None.

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

Ayes: 3 - Melgar, Chen, Dorsey

260623 **[Housing Code - Ceiling Heights]**

Sponsors: Wong; Dorsey, Sherrill, Sauter, Melgar, Mahmood and Chen

Ordinance amending the Housing Code to reduce the minimum ceiling height for habitable rooms in existing buildings to seven feet and other rooms to six feet eight inches; and affirming the Planning Department's determination under the California Environmental Quality Act.

06/02/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/2/2026.

06/11/26; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Building Inspection Commission for review and response.

06/24/26; 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 reasonably foreseeable indirect physical change in the environment.

08/04/26; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on July 15, 2026, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Tate Hanna (Planning Department); Supervisor Alan Wong (Board of Supervisors); presented information and answered questions raised throughout the discussion. Speaker; Griffin Lee (Connected SF); Paul Ray; Witt Turner (Housing Action Coalition); Catherine Roberts; Janan New (San Francisco Apartment Association); spoke in support of the ordinance matter.

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

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 4, by inserting 'in existing buildings'; and on Page 2, Lines 10-11, to read 'Ceiling Heights. Unless legally constructed as such, habitable rooms in existing buildings shall have a ceiling height of not less than seven feet.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Dorsey

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

Ayes: 3 - Melgar, Chen, Dorsey

261021 **[Planning Code - Interim Zoning Moratorium for Data Centers]**

Sponsors: Walton; Chan, Fielder and Chen

Urgency Ordinance approving an interim zoning moratorium to prohibit Data Centers, as defined, Citywide for 45 days, in accordance with California Government Code, Section 65858; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the eight priority policies of Planning Code, Section 101.1.
(Pursuant to California Government Code, Section 65858(a), this matter requires a four-fifths vote of the full membership of the Board of Supervisors (9 votes) for passage.)

(Pursuant to California Government Code, Section 36934, an urgency ordinance is passed immediately upon the first reading.)

09/15/26; ASSIGNED to Land Use and Transportation Committee. September 24, 2026 - President Mandelman waived the 30-day hold, pursuant to Board Rule 3.22.

09/18/26; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

09/28/26; 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 reasonably foreseeable indirect physical change in the environment.

Heard in Committee. Speaker(s): Supervisor Shamann Walton (Board of Supervisors); presented information and answered questions raised throughout the discussion. Calvin Welch (Haight-Ashbury Neighborhood Council); Arieann Harrison, Executive Director (Marie Harrison Community Foundation); Speaker; Mark Olson; Ava Cloud; Katherine Miller; Peter; Virginia Grandi (TODCO); Marie Sorenson; Calixa; Jeantelle Laberinto (Race and Equity for All in Planning Coalition); Jeanette; Noah; Speaker; Speaker; Tracy Rosenberg, Executive Director (Media Alliance); Jon Paulson; Zach Weisenberger (Young Community Developers); Bob Tumi; JR Eppler; DJ Brookter; spoke in support of the ordinance matter. Bradley Huang; shared various concerns regarding the ordinance matter.

Member Dorsey moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 6, Line 24, through Page 7, Line 7, by inserting '(q) The Board finds that computing facilities that serve a building's occupants, such as server rooms, network closets, and on-premises equipment rooms, differ from large-scale data centers in their size, power demand, and function. They are incidental to the primary use of the building rather than a separate land use. It is appropriate to not subject them to the same regulatory requirements as facilities whose principal purpose is to house computing capacity for outside customers. (r) This moratorium is not intended to preclude a principally or conditionally permitted use from having on-site computing facilities so long as they are an Accessory Use, as defined in the Planning Code.'; and on Page 7, Line 24, through Page 8, Line 4, by inserting '(c) This prohibition does not apply to: (1) Data Centers that are Accessory Uses to other principally or conditionally permitted uses, or (2) Repair and maintenance work of existing Data Centers that does not increase the size or capacity of those Data Centers.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Dorsey

(Pursuant to California Government Code, Section 65858(a), this matter requires a four-fifths vote of the full membership of the Board of Supervisors (9 votes) for passage.)

(Pursuant to California Government Code, Section 36934, an urgency ordinance is passed immediately upon the first reading.)

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

Ayes: 3 - Melgar, Chen, Dorsey

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 4:10 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.