



**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: Erica Major (415) 554-4441*

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Monday, June 6, 2022

1:30 PM

Regular Meeting

**IN-PERSON MEETING**  
**City Hall, Legislative Chamber, Room 250**

**(remote access provided)**  
**(remote public comment provided via teleconference)**

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**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, June 6, 2022, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:30 p.m.*

### **Remote Access to Information and Participation**

*The Board of Supervisors and its committees will convene hybrid meetings that will allow in-person attendance, remote access, and public comment via teleconference. Visit the SFGovTV website at ([www.sfgovtv.org](http://www.sfgovtv.org)) to stream the live meetings and watch meetings on demand or watch live meetings on San Francisco Cable Channels 26, 78 or 99 (depending on your provider). Members of the public may provide public comment in-person at the above noticed location or remotely via teleconference (detailed instructions available at: <https://sfbos.org/remote-meeting-call>). Individuals who wish to share documents during a hearing must provide them to the Clerk 48 hours in advance ([Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org)); equipment is not available to share hard copy documents received in-person.*

*Members of the public attending in-person may be required to wear masks or adhere to current orders, please visit [https://sfbos.org/in\\_person\\_meeting\\_guidelines](https://sfbos.org/in_person_meeting_guidelines) for the current guidelines.*

*Members of the public may also submit their comments by email to: [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org); all comments received will be made a part of the official record. Regularly scheduled Land Use and Transportation Committee Meetings begin at 1:30 p.m. every Monday of each month. Committee agendas and their associated documents are available at <https://sfbos.org/committees>.*

### **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

*Erica Major, Land Use and Transportation Clerk, instructed members of the public, when general public comment is called, to contribute live comments for up to two minutes in-person or by dialing the provided telephone number. In-person public comment was taken before remote public comment was called. Those who provided public comment remotely were instructed to dial \* 3 to be added to the remote queue to speak. The Clerk noted written comments may be submitted through email Erica.Major@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

### **220401 [Street Name Change - From “Hahn Street” to “Mrs. Jackson Way”]**

#### **Sponsors: Walton; Chan**

Resolution renaming Hahn Street, between Visitacion Avenue and Sunnysdale Avenue, to “Mrs. Jackson Way,” with additional post passage directives to Public Works, the Municipal Transportation Agency, and the County Surveyor.

04/12/22; REFERRED FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA AT THE NEXT BOARD MEETING.

04/19/22; REFERRED to Land Use and Transportation Committee.

05/10/22; REFERRED TO DEPARTMENT. Referred to Public Works, Municipal Transportation Agency, and Office of the City and County Surveyor for informational purposes.

05/17/22; REFERRED TO DEPARTMENT. Referred to Public Works, Police Department, Municipal Transportation Agency, and Fire Department for comment and recommendation.

05/17/22; RESPONSE RECEIVED. The San Francisco Municipal Transportation Agency noted no concerns with the proposed street name change and relayed they are ready to support the name change.

05/17/22; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Walton introduced a substitute Resolution bearing a new title.

05/25/22; RESPONSE RECEIVED. The Fire Department noted no objections.

05/25/22; RESPONSE RECEIVED. The Police Department noted no objections to the proposed legislation.

05/27/22; RESPONSE RECEIVED. Public Works confirmed on-site posting on Friday, May 27, 2022.

*Heard in Committee. Speakers: President Shamann Walton (Board of Supervisors); presented information and answered questions raised throughout the discussion. Laura Barbara; Amy Chung; Hazel Longhale; Wendy; spoke in opposition of the hearing matter.*

**Vice Chair Preston moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

Chair Melgar requested that File Nos. 220448 and 220450 be called together.

**220448 [Resolution of Intention to Vacate Streets - Portions of Griffith Street and Hudson Avenue as Part of 900 Innes Avenue Park Development and Public Utility Easements at 700 Innes Avenue]**

**Sponsors: Mayor; Walton**

Resolution declaring the intention of the Board to order the vacation of 1) a portion of Griffith Street and a portion of Hudson Avenue, generally bounded by Assessor's Parcel Block No. 4629A, Lot No. 010, a portion of Hudson Avenue at Assessor's Parcel Block No. 4646, Lot Nos. 001, 002, and 003, a portion of Innes Avenue and a portion of Griffith Street at Assessor's Parcel Block No. 4645, Lot No. 010, a portion of Hudson Avenue at Assessor's Parcel Block No. 4630, Lot No. 002, and a portion of Galvez Avenue ("the Street Vacation Area"), to facilitate the development of the 900 Innes Avenue (India Basin) Park Development; 2) an unaccepted ten-foot public utility easements affecting portions of Assessor's Parcel Block No. 4607, Lot Nos. 024 and 025; Assessor's Parcel Block No. 4620, Lot Nos. 001 and 002 (with Lot No. 002 more recently referred to by the City as Lot Nos. 004 and 005); Assessor's Parcel Block No. 4621, Lot No. 100; Assessor's Parcel Block No. 4606, Lot No. 026; Assessor's Parcel Block No. 4631, Lot Nos. 001 and 002; and Assessor's Parcel Block No. 4644, Lot Nos. 009 and 010, to facilitate the development of the India Basin Mixed-Use Project; and setting the hearing date for all persons interested in the proposed vacation of said public right-of-way.

04/26/22; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

05/06/22; REFERRED TO DEPARTMENT. Referred to Public Works, Recreation and Parks Department, Real Estate Division, and the Office of the City and County Surveyor for informational purposes.

*Heard in Committee. Speaker: David Froelich (Recreation and Parks 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 15, by adding 'July 12'. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

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

Ayes: 3 - Melgar, Preston, Peskin

**220450 [Street Vacation Order and Interdepartmental Property Transfer for 900 Innes Avenue Park Development - Public Utility Easement Vacation Order for India Basin Mixed-Use Project at 700 Innes Avenue]**

**Sponsors: Mayor; Walton**

Ordinance 1) ordering the street vacation of a portion of Griffith Street and a portion of Hudson Avenue, generally bounded by Assessor's Parcel Block No. 4629A, Lot No. 010, a portion of Hudson Avenue at Assessor's Parcel Block No. 4646, Lot Nos. 001, 002, and 003, a portion of Innes Avenue and a portion of Griffith Street at Assessor's Parcel Block No. 4645, Lot No. 010, a portion of Hudson Avenue at Assessor's Parcel Block No. 4630, Lot No. 002, and a portion of Galvez Avenue ("the Street Vacation Area"), to facilitate the development of the 900 Innes Avenue (India Basin) Park Development; 2) ordering the vacation of unaccepted ten-foot public utility easements affecting portions of Assessor's Parcel Block No. 4607, Lot Nos. 024 and 025; Block 4620, Lot Nos. 001 and 002 (Lot No. 002 more recently referred to by the City as Lot Nos. 004 and 005); Block No. 4621, Lot No. 100; Block No. 4606, Lot No. 026; Block No. 4631, Lot Nos. 001 and 002; and Assessor's Parcel Block No. 4644, Lot Nos. 009 and 010, to facilitate the development of the India Basin Mixed-Use Project; 3) approving the interdepartmental transfer of the Street Vacation Area from Public Works to the Recreation and Park Department; 4) authorizing official acts in connection with this Ordinance, as defined herein; adopting findings 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.

04/26/22; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/26/2022.

05/06/22; REFERRED TO DEPARTMENT. Referred to Public Works, Recreation and Parks Department, Real Estate Division, and the Office of the City and County Surveyor for informational purposes.

*Heard in Committee. Speaker: David Froelich (Recreation and Parks Department); presented information and answered questions raised throughout the discussion.*

**Chair Melgar moved that this Ordinance be REFERRED to the Board of Supervisors meeting of July 12, 2022. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

**220342 [Planning Code - Fire-Damaged Liquor Stores in North Beach Neighborhood Commercial District]****Sponsors: Peskin; Chan**

Ordinance amending the Planning Code to extend the time, from three to six years from the date of a fire, for a temporary closure of a liquor store in the North Beach Neighborhood Commercial District (NCD) as a result of the fire to not result in an abandonment of such use, and for the relocation of such use to another location in the North Beach NCD to not require a new Conditional Use permit; 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.

04/05/22; ASSIGNED to Land Use and Transportation Committee. 4/7/22 - President Walton waived the 30-day rule pursuant to Board Rule No. 3.22.

04/08/22; REFERRED TO DEPARTMENT. Referred to the Planning Commission for comment and recommendation; Planning Department for environmental review.

04/28/22; 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.

05/24/22; RESPONSE RECEIVED. On May 12, 2022, the Planning Commission met and held a duly noticed hearing and recommended approval of the proposed legislation.

*Heard in Committee. Speakers: None.*

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

Ayes: 3 - Melgar, Preston, Peskin

**211300 [Planning Code, Zoning Map - Group Housing Special Use District]****Sponsors: Peskin; Melgar and Preston**

Ordinance amending the Planning Code to create the Group Housing Special Use District; 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.

12/14/21; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 1/13/2022.

12/23/21; 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; and the Human Services Agency for informational purposes.

02/15/22; RESPONSE RECEIVED. On February 10, 2022, the Commission met and held a duly noticed and recommended approval with modification for the proposed legislation.

02/25/22; NOTICED. 10-Day Notice for 3/7/2022 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

03/07/22; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Corey Smith; Speaker; Yo Yung Mei; Mark Macy; Kelly Lewis; John Kevlin; Gregory Johnson; Christopher Roach; Sue Hestor; Steve Henson; Jonathan Randolph; Robert Fructman; Paul Brown; Beth Heisler; Win Hon; Melinda Dauss; spoke on various concerns relating to the hearing matter. Gabriella Ruiz; Jason Rocklin; Peter; spoke in support of the hearing matter. Ryan Patterson; Curtis Bradford (Tenderloin Neighborhood Association); spoke in opposition of the hearing matter.

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

03/07/22; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

05/23/22; RECOMMENDED. Heard in Committee. Speakers: David Elliot Luis; spoke in support of the hearing matter. Sha Ma Wu; Chen Yow Tung; Yi Chin Yan; Lilia; Curtis Bradford (Tenderloin People's Congress); Mike Housler; spoke on various concerns relating to the hearing matter.

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

05/27/22; NOTICED. 10-Day Notice for 6/6/2022 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

*Heard in Committee. Speakers: David Elliot Luis; spoke in support of the hearing matter. Sha Ma Wu; Chen Yow Tung; Yi Chin Yan; Lilia; Curtis Bradford (Tenderloin People's Congress); Mike Housler; spoke on various concerns relating to the hearing matter.*

*Supervisor Preston requested to be added as a co-sponsor.*

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

Ayes: 3 - Melgar, Preston, Peskin

**220446 [Planning, Administrative, Subdivision Codes; Zoning Map - Density Exception in Residential Districts]****Sponsors: Mandelman; Melgar**

Ordinance amending the Planning Code to rezone all Residential, One Family (RH-1) zoning districts, except for Residential One Family, Detached (RH-1(D)) districts, to Residential, Two Family (RH-2) zoning districts; to rezone the RH-1(D) districts to a new class of residential district called Residential, Two Family, Detached (RH-2(D)) districts; and to provide a density limit exception to permit up to four dwelling units per lot, and up to six dwelling units per lot in Corner Lots, in all RH (Residential, House) zoning districts, subject to certain requirements, including among others the replacement of protected units; amending the Administrative Code to require new dwelling units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; amending the Subdivision Code to authorize a subdivider that is constructing new dwelling units pursuant to the density exception to submit an application for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 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.

04/25/22; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Duplicated from File No. 210866.

04/25/22; CONTINUED AS AMENDED.

04/25/22; DUPLICATED. Duplicated from File No. 210866.

05/09/22; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Jacob Bintliff (Office of Supervisor Rafael Mandelman); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Georgia Schuttish; Joseph Smooke; Eileen Boken; Pac Wiesenberger; Peter Papadopoulos (Mission Economic Development Agency); Lorraine Petty; Charlie Sciammas (PODER); spoke on various concerns relating to the hearing matter.

05/09/22; CONTINUED AS AMENDED.

05/16/22; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Jacob Bintliff (Planning Department); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Charlie Sciammas (PODER); Anastasia Yovanopoulos; Zach White (Rent Coalition); spoke on various concerns relating to the hearing matter.

05/16/22; CONTINUED AS AMENDED.

05/23/22; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Jacob Bintliff (Office of Supervisor Rafael Mandelman); Supervisor Gordon Mar (Board of Supervisors); presented information and answered questions raised throughout the discussion. Georgia Schuttish; Eileen Boken; Christopher Roach (Public Policy and Advocacy Committee); Corey Smith (San Francisco Housing Action Coalition); Zack Weisenburger (Young Community Developers); Anastasia Yovanopoulos; Peter Papadopoulos; Josephine; Charles Sciammas (PODER); spoke on various concerns relating to the hearing matter.

*Heard in Committee. Speakers: Jacob Bintliff (Office of Supervisor Rafael Mandelman); Supervisor Gordon Mar (Board of Supervisors); presented information and answered questions raised throughout the discussion. Georgia Schuttish; Eileen Boken; Christopher Roach (Public Policy and Advocacy Committee); Corey Smith (San Francisco Housing Action Coalition); Zack Weisenburger (Young Community Developers); Anastasia Yovanopoulos; Peter Papadopoulos; Josephine; Charles Sciammas (PODER); spoke on various concerns relating to the hearing matter.*

**Member Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, by adding language to require an annual report on housing, racial equity, and language access goals. The motion carried by the following vote:**



Ayes: 3 - Melgar, Preston, Peskin

**Member Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 7, Line 24, by adding ‘including any inheritance in or through a trust,’ after ‘subject lot’. The motion carried by the following vote:**

Ayes: 3 - Melgar, Preston, Peskin

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

Ayes: 3 - Melgar, Preston, Peskin

## **211276 [Hearing - Review of MOHCD’s BMR Program]**

### **Sponsor: Safai**

Hearing on the review and status of the Mayor’s Office of Housing and Community Development’s (MOHCD) Below Market Rate (BMR) Program, including inquiring about the number of participants in the Program, what Area Median Income’s (AMI) are currently being serviced, the Program’s funding availability, participant demographics, number of units in development, and number of units currently available; and requesting MOHCD to report.

12/07/21; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

12/15/21; REFERRED TO DEPARTMENT. Referred to Mayor’s Office of Housing and Community Development for informational purposes.

02/28/22; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Lorraine Petty; Peter Warfield; spoke on various concerns relating to the hearing matter.

*Heard in Committee. Speakers: Supervisor Ahsha Safai (Board of Supervisors); Dan Goncher (Budget and Legislative Analyst Office); Sheila Nickolopoulos and Maria Benjamin (Mayor’s Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Suzy Todd Lahiri; Corey Smith (San Francisco Housing Action Coalition); Speaker; Tim Grigol; spoke on various concerns relating to the hearing matter.*

**Chair Melgar moved that this Hearing be CONTINUED TO CALL OF THE CHAIR. 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 4:37 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.*