



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, July 28, 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, July 28, 2025, 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 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

250760 [Commemorative Plaques - San Francisco Little Italy Honor Walk Expansion]

Sponsors: Sauter; Dorsey, Chan and Mandelman

Resolution authorizing the placement of commemorative sidewalk plaques at various locations within and around the North Beach neighborhood, as part of the San Francisco Little Italy Honor Walk to celebrate prominent figures in the Italian-American community.

07/15/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker(s): Michelle Andrews (Office of Supervisor Danny Sauter); presented information and answered questions raised throughout the discussion. Nick Figone; spoke in support of the resolution matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

240803 [Planning, Building Codes - Unauthorized and Rent-Controlled Dwelling Units]**Sponsor: Melgar**

Ordinance amending the Planning Code to require applicants to disclose the presence of any Unauthorized Dwelling Unit, and require the Planning Department to investigate any Unauthorized Dwelling Unit, upon submittal of a Development Application; require the Planning Department to document when a property is subject to a regulatory agreement subjecting any units on the property to the San Francisco Residential Rent Stabilization and Arbitration Ordinance; and require the Planning Department to inspect properties prior to recommending approval of any loss of a Residential Unit or Unauthorized Dwelling Unit; amending the Building Code to expand the Department of Building Inspection's Expanded Compliance Control Program to address fraud, bribery, and failure to accurately represent the presence and number of Unauthorized Dwelling Units at properties subject to a permit application; 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.

07/30/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/29/2024.

08/07/24; 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 Mayor's Office of Housing and Community Development and the Residential Rent Arbitration and Stabilization Board for informational purposes.

08/09/24; 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.

10/24/24; RESPONSE RECEIVED. On October 17, 2024, the Planning Commission met and held a duly noticed hearing and recommended approval of the proposed legislation with modification.

06/24/25; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Melgar introduced a substitute Ordinance bearing a new title.

07/03/25; 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.

07/03/25; 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 Building Inspection Commission for review and response. Referred to the Mayor's Office of Housing and Community Development and the Residential Rent Arbitration and Stabilization Board for informational purposes.

07/18/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on July 16, 2025, and recommended approval of the proposed legislation with modifications.

Heard in Committee. Speaker(s): Aaron Starr (Planning Department); Tate Hanna (Department of Building Inspection); presented information and answered questions raised throughout the discussion. Speaker; spoke in support of the ordinance matter.

DUPLICATED

See duplicated File No. 250798.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 4, Lines 13-14, to read 'In determining the appropriate penalty amount, if any, the Zoning Administrator shall consider:'. 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

250798 [Planning, Building Codes - Unauthorized and Rent-Controlled Dwelling Units]

Sponsor: Melgar

Ordinance amending the Planning Code to require applicants to disclose the presence of any Unauthorized Dwelling Unit, and require the Planning Department to investigate any Unauthorized Dwelling Unit, upon submittal of a Development Application; require the Planning Department to document when a property is subject to a regulatory agreement subjecting any units on the property to the San Francisco Residential Rent Stabilization and Arbitration Ordinance; and require the Planning Department to inspect properties prior to recommending approval of any loss of a Residential Unit or Unauthorized Dwelling Unit; amending the Building Code to expand the Department of Building Inspection's Expanded Compliance Control Program to address fraud, bribery, and failure to accurately represent the presence and number of Unauthorized Dwelling Units at properties subject to a permit application; 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.

Duplicated from File No. 240803.

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

Ayes: 3 - Melgar, Chen, Mahmood

250634 [Planning Code - Use Size Limits]**Sponsors: Melgar; Sherrill and Sauter**

Ordinance amending the Planning Code to eliminate limits on Non-Residential Use Sizes in the Castro Street Neighborhood Commercial District (NCD), Pacific Avenue NCD, Polk Street NCD, West Portal Avenue NCD, North Beach NCD and North Beach Special Use District, Regional Commercial Districts, and Residential-Commercial District; allow specified Non-Residential Uses that exceed the Use Size limits to divide into smaller spaces that may continue to exceed the Use Size limits, without conditional use authorization; adjust the Use Size limit in all NCDs to a round number; 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.

06/03/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/3/2025.

06/11/25; 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 Small Business Commission for review and response. Referred to the Office of Economic and Workforce Development for informational purposes.

06/18/25; 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.

07/23/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on July 17, 2025, and recommended approval of the proposed legislation.

Heard in Committee. Speaker(s): Supervisors Connie Chan and Rafael Mandelman (Board of Supervisors); Audrey Merlone and Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Speaker; Paul Wormer; shared various concerns regarding the ordinance matter.

DUPLICATED

See duplicated File No. 250799.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Lines 4, by striking 'Castro Street Neighborhood Commercial District (NCD),'; on Page 7, Line 24, through Page 8, Line 5, by inserting '(d) In order to protect and maintain the pedestrian scale of the Castro Street Neighborhood Commercial District and provide space for small businesses, Non-Residential Use Sizes larger than 4,000 square feet shall not be permitted, with the exception that a Child Care Facility, School, Post-Secondary Educational Institution, Religious Institution, Social Service or Philanthropic Facility, Community Facility, or a Residential Care Facility as defined in Section 102 of this Code that is operated by a non-profit and is neighborhood-serving may exceed this Non-Residential Use Size limit with Conditional Use authorization.'; on Page 19, Line 3, by striking 'conditionally permit larger uses,'; on Page 20, Lines 9-15, by inserting 'Per Planning Code Section 121.2(d), Use Size shall generally not exceed 4,000 square feet except that a Child Care Facility, School, Post-Secondary Educational Institution, Religious Institution, Social Service or Philanthropic Facility, Community Facility, or a Residential Care Facility as defined in Section 102 that is operated by a non-profit and is neighborhood-serving may exceed 4,000 square feet by Conditional Use authorization. The non-residential use size limitation shall not apply to Article 10 Landmark buildings located in the Castro NCD.'; and making conforming and clerical amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Planning Code to eliminate limits on Non-Residential Use Sizes in the Pacific Avenue Neighborhood Commercial District (NCD), Polk Street NCD, West Portal Avenue NCD, North Beach NCD and North Beach Special Use District, Regional Commercial Districts, and Residential-Commercial District; allow specified Non-Residential Uses that exceed the Use Size limits to divide into smaller spaces that may continue to exceed the Use Size limits, without conditional use authorization; adjust the Use Size limit in all NCDs to a round number; 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.

Vice Chair Chen moved that this Ordinance be REFERRED WITHOUT RECOMMENDATION AS AMENDED AS A COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250799 [Planning Code - Use Size Limits]

Sponsors: Melgar; Sherrill and Sauter

Ordinance amending the Planning Code to eliminate limits on Non-Residential Use Sizes in the Castro Street Neighborhood Commercial District (NCD), Pacific Avenue NCD, Polk Street NCD, West Portal Avenue NCD, North Beach NCD and North Beach Special Use District, Regional Commercial Districts, and Residential-Commercial District; allow specified Non-Residential Uses that exceed the Use Size limits to divide into smaller spaces that may continue to exceed the Use Size limits, without conditional use authorization; adjust the Use Size limit in all NCDs to a round number; 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.

Duplicated from File No. 250634.

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

Ayes: 3 - Melgar, Chen, Mahmood

250702 [Building Code - All-Electric Major Renovations]**Sponsors: Mandelman; Mahmood, Fielder and Melgar**

Ordinance amending the Building Code to require buildings undergoing major renovations to remain or convert to All-Electric Buildings with exceptions for physical and technical infeasibility, commercial food establishments, non-residential-to-residential conversions, buildings with recent major system replacements, and 100% Affordable Housing; 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.

06/24/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/24/2025.

07/03/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Building Inspection Commission for review and response.

07/08/25; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee.

07/11/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Building Inspection Commission for review and response.

07/18/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly-noticed hearing on July 16, 2025, and recommended approval of the proposed legislation.

07/25/25; 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.

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Tyrone Jue, Director, and Cyndy Comerford (Department of the Environment); presented information and answered questions raised throughout the discussion. Dr. Robert Gould; Julie Lindow (San Francisco Bay Physicians for Social Responsibility); Susan Green; Speaker; San Fishman (SPUR); Speaker; Brianna Morales (Housing Action Coalition); Elaine Engle; Mark Babsin, President (Emerald Fund); Joel Koppel (San Francisco Electrical Contractors Association); Seth Sanborn; Theresa Zhan; spoke in support of the ordinance matter. Judy Lee (San Francisco Chinese Chamber of Commerce); spoke in opposition to the ordinance matter. Lajuan Ramsey (Mission Housing); Chris Selig (PODER); Jesse Rawlins (Tenderloin Neighborhood Development Corporation); Paul Wormer; Janan New, Executive Director (San Francisco Apartment Association); shared various concerns regarding the ordinance matter.

Member Mahmood moved that this Ordinance be **AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE**, on Page 3, Lines 18-22, by inserting '(4) The City and County of San Francisco's General Plan, as approved prior to June 10, 2025, advances the health and safety of San Francisco residents and businesses, and explicitly references and integrates the goals and strategies of the San Francisco Climate Action Plan. In alignment with the City's adopted greenhouse gas emissions reduction strategy, the General Plan supports the transition to all-electric buildings.'; on Page 4, Lines 4-6, to read '106A.1.17.3 All-Electric Major Renovations. After July 1, 2026, the Building Official shall not accept permit applications to conduct Major Renovations, as defined in Section 202 of this Code, of Mixed-Fuel Buildings.'; on Page 5, Lines 15-19, to read '(5) 100% Affordable Housing, as defined in Administrative Code Section 109.1, shall be exempt from this Section 106A.1.17.3 until July 1, 2027. From July 1, 2027 to January 1, 2031, 100% Affordable Housing projects that demonstrate the cost of converting to All-Electric conflicts with the projects' ability to meet their housing goals are exempt. After January 1, 2031, this exception expires.'; on Page 5, Line 22, through Page 6, Line 1, to read 'ALL-ELECTRIC BUILDING OR PROJECT. A building or project that uses a permanent supply of electricity as the source of energy for all on-site space conditioning (including heating and cooling), water heating (including pools and spas), cooking appliances, and clothes drying appliances. Use of steam generated off-site for space conditioning, water heating, laundry equipment, or cooking appliances is permitted.'; and making conforming amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

DUPLICATED AS AMENDED

See duplicated File No. 250800.

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

Ayes: 3 - Melgar, Chen, Mahmood

250800 [Building Code - All-Electric Major Renovations]

Sponsors: Mandelman; Mahmood, Fielder and Melgar

Ordinance amending the Building Code to require buildings undergoing major renovations to remain or convert to All-Electric Buildings with exceptions for physical and technical infeasibility, commercial food establishments, non-residential-to-residential conversions, buildings with recent major system replacements, and 100% Affordable Housing; 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.

Duplicated from File No. 250702.

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

Ayes: 3 - Melgar, Chen, Mahmood

240796 [Administrative Code - Ban on Automated Rent-Setting]**Sponsors: Chan; Melgar**

Ordinance amending the Administrative Code to prohibit the sale or use of algorithmic devices to set rents or manage occupancy levels for residential dwelling units located in San Francisco, and to authorize enforcement by tenants' rights organizations.

07/29/24; DUPLICATED AS AMENDED.

07/29/24; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Duplicated from File No. 240766.

07/29/24; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

01/17/25; REMAIN ACTIVE. Supervisor Chan assumed primary sponsorship and requested that this matter remain active for an additional six months until July 2025.

06/25/25; REMAIN ACTIVE. Supervisor Chan requested this matter remain active for an additional six months until January 2026.

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 NEW TITLE, on Page 1, Lines 3-6, to read 'Ordinance amending the Administrative Code to authorize tenant's rights organizations to enforce the prohibition against landlords' use of algorithmic devices to set rents or manage occupancy levels for residential dwelling units located in San Francisco.'; and on Page 3, Line 13, through Page 4, Line 2, by inserting '(3) A nonprofit organization with tax-exempt status under 26 United States Code Section 501(c)(3) or 501(c)(4) and with a primary mission of protecting the rights of tenants in San Francisco may also bring a civil action to enforce violations of subsection (b) and seek the remedies set forth in subsection (d)(2), including attorneys' fees and costs. Section 2. Clarification Regarding Existing Text. This ordinance was duplicated from Board File No. 240766 in the Land Use and Transportation Committee on July 29, 2024. That ordinance was adopted by the Board of Supervisors on September 3, 2024, and took effect following approval by the Mayor as Ordinance No. 224-24. This ordinance now shows the amendments from the original file that became effective as existing text (consistent with the explanatory note immediately below the long title), does not show sections of the original file that are not being amended by this ordinance, including the uncodified Section 1 of that ordinance, and shows the amendments to this ordinance approved in Committee as Board amendments.'. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Administrative Code to authorize tenant's rights organizations to enforce the prohibition against landlords' use of algorithmic devices to set rents or manage occupancy levels for residential dwelling units located in San Francisco.

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

230824 [Hearing - Emergency Firefighting Water System Funding and Design]**Sponsors: Chan; Melgar**

Hearing on the Emergency Firefighting Water System funding and design on the westside of San Francisco; and requesting the San Francisco Public Utilities Commission to report.

07/11/23; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

07/19/23; REFERRED TO DEPARTMENT. Referred to the Public Utilities Commission for comment and recommendation.

01/22/24; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speaker(s): Katie Miller (San Francisco Public Utilities Commission); Brian Strong, Director (Office of Resilience and Capital Planning); Darius Luttrupp, Deputy Chief (Fire Department); presented information and answered questions raised throughout the discussion. Eileen Boken; shared various concerns regarding the hearing matter.

07/17/24; REMAIN ACTIVE. Supervisor Chan requested this matter remain active for an additional six months until January 2025.

01/02/25; REMAIN ACTIVE. Supervisor Chan requested this matter remain active for an additional six months until July 2025.

06/25/25; REMAIN ACTIVE. Supervisor Chan requested this matter remain active for an additional six months until January 2026.

Heard in Committee. Speaker(s): Supervisor Connie Chan (Board of Supervisors); Katie Miller (San Francisco Public Utilities Commission); Garreth Miller (San Francisco Fire Department); presented information and answered questions raised throughout the discussion. Albert Chow; Zachary Nathan; Eileen Boken; shared various concerns regarding 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, Chen, Mahmood

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 4:24 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.