

LAND USE AND TRANSPORTATION COMMITTEE CITY AND COUNTY OF SAN FRANCISCO

MEETING MINUTES - DRAFT

Monday, November 17, 2025 - 1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Members: Myrna Melgar, Chyanne Chen, Bilal Mahmood

Clerk: John Carroll

(415) 554-4445 ~ john.carroll@sfgov.org

Angela Calvillo, Clerk of the Board

BOARD COMMITTEES

Committee Membership

Budget and Appropriations Committee

Supervisors Chan, Dorsey, Walton, Mandelman

Budget and Finance Committee

Supervisors Chan, Dorsey

Government Audit and Oversight Committee

Supervisors Fielder, Sauter, Sherrill

Land Use and Transportation Committee

Supervisors Melgar, Chen, Mahmood

Public Safety and Neighborhood Services Committee

Supervisors Dorsey, Mahmood, Sauter

Rules Committee

Supervisors Walton, Sherrill, Mandelman

Meeting Days

Wednesday

1:30 PM

Wednesday

10:00 AM

1st and 3rd Thursday

10:00 AM

Monday

1:30 PM

2nd and 4th Thursday

10:00 AM

Monday

10:00 AM

First-named Supervisor is Chair, Second-named Supervisor is Vice-Chair of the Committee.

Members Present: Myrna Melgar, Chyanne Chen, and Bilal Mahmood

The Land Use and Transportation Committee met in regular session on Monday, November 17, 2025, 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 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

250811 [Building Code - Building Permit Expiration Timelines]

Sponsors: Mahmood; Dorsey

Ordinance amending the Building Code to revise the timing of expiration of certain building permits and building permit applications; and affirming the Planning Department's determination under the California Environmental Quality Act.

Heard in Committee. Speaker(s): Tate Hanna (Department of Building Inspection); presented information and answered questions raised throughout the discussion. Joseph Smooke; 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 1, Line 22, through Page 2, Line 7, to read '(c) No local findings are required under California Health and Safety Code Section 17958.7 because the amendments to the Building Code contained in this ordinance do not regulate materials or manner of construction or repair and therefore do not modify building standards. Even if the amendments are considered modifications to building standards, the amendments to building permit expiration timelines are not new, local building standards because they largely revert to or conform with the underlying provisions of the California Building Code. All amendments are consistent with the intent of recently enacted Assembly Bill 130, which is intended to prohibit local building standards applicable to residential units that are more restrictive than the California Building Code, and are also permissible because they would result in reductions in operating costs for the Department of Building Inspection. (Health & Safety Code § 17958.5(c)(6)(D)).'; on Page 3, Line 8, through Page 4, Line 16, to read '106A.3.7 Application expiration. The Building Official may hold in abeyance or reject any application, plans, or specifications filed which in the Building Official's opinion, do not provide the necessary information in a clear and concise manner as required in Section 106A.3.3. An application for a permit for any proposed work shall be deemed to have been abandoned, and shall expire, 730 days after the date of filing if no permit has been issued, except that the Building Official may grant one or more extensions of time for additional periods not exceeding 180 days each. Such extension shall be requested in writing and shall demonstrate justifiable cause for the extension. See Section 110A, Table 1A-J – Miscellaneous Fees – for applicable fee for such extensions. In the event the application has not been approved and issued within 60 days before the end of the time periods set forth in this Section 106A.3.7, the Department shall notify the applicant that the application will be canceled in 60 days unless the application is extended. An application which exceeds the stated or extended time period after such notice shall be deemed canceled without further action by the Department.'; on Page 4, Lines 18-25, by striking exceptions 1 and 2, '1. For applications resulting from enforcement actions initiated by the Building Official to abate code violations, the above time limits shall be reduced to 30 days and 10 days, respectively. The Building Official may grant an extension for hardship or procedural error. Upon cancellation, such cases shall be referred to the City Attorney for legal action. 2. The above time limits shall not apply to applications which are subject to the work without permit investigation fee per Section 110A, Table 1A-K – Penalties, Hearings, Code Enforcement Assessments. Such applications shall be canceled only through specific action by the Building Official.'; and making clerical and conforming amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Member Mahmood moved that this Ordinance be **CONTINUED AS AMENDED** to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

240637 [Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD]

Sponsor: Mandelman

Ordinance amending the Planning Code to expand the boundaries of the Central Neighborhoods Large Residence Special Use District (SUD), and to apply its controls to all lots within the SUD, with some exceptions; to delete the Corona Heights Large Residence SUD, and as a result to merge it into the Central Neighborhoods Large Residence SUD; amending the Zoning Map to reflect the deletion and boundary expansion; 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.

Heard in Committee. Speaker(s): Supervisor Rafael Mandelman (Board of Supervisors); Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Georgia Schuttish; Paul Wormer; Raymond Tan; 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 6, Line 16, through Page 7, Line 18, by striking '(e) Conditional Use Authorizations. For all lots zoned RH wWithin the Central Neighborhoods Large Residence Special Use District, a Conditional Use authorization shall be required for any residential development or expansion of a Residential Building that would result in any Dwelling Unit with a Gross Floor Area exceeding the equivalent of a 1.2:1 Floor Area Ratio, or would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor Area, except where the total increase of gross floor area of any existing Dwelling Unit is less than 15%. (f) Conditional Use Findings. In addition to the criteria outlined in Planning Code Section 303(c)(1), in acting upon an application for Conditional Use authorization within the Central Neighborhoods Large Residence Special Use District the Planning Commission shall also consider whether facts are presented to establish, based on the record before the Commission, that the following criteria are met: (1) the proposed project is contextual with the neighborhood, meets applicable Residential Design Guidelines, and seeks to retain any existing design elements; (2) the proposed project does not remove Rental Units subject to the Residential Rent Stabilization and Arbitration Ordinance; (3) the proposed project increases the number of Dwelling Units on the lot; (4) no Dwelling Unit is less than one-third the gross floor area of the largest Dwelling Unit in a Residential Building; (5) the proposed project does not negatively impact the historic integrity of the property or any existing structure on a lot that is listed in or formally eligible for listing in the California Register of Historic Resources, or has been determined to appear eligible for listing in the California Register of Historic Resources or to qualify as a "historical resource" under CEQA; and (6) the project does not negatively impact the historic integrity of any existing structure on a lot that has been adopted as a local landmark or a contributor to a local historic district under Articles 10 or 11 of this Code, or would render the property ineligible for historic designation as an individual or contributing resource.'; on Page 7, Lines 23-25, to read '(2) In multi-unit buildings, shared spaces such as stairwells, atriums, and other communal spaces accessible to all building occupants shall not be included in the Gross Floor Area thresholds'; on Page 8, Lines 6-12, by striking '(h) The Conditional Use requirement established by subsections (e)-(f) of this Section 249.92 shall sunset on December 31, 2024. After that date, for all lots zoned RH within the Central Neighborhoods Large Residence Special Use District, no residential development or expansion of an existing Residential Building shall be permitted within the Central Neighborhoods Large Residence Special Use District that would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor Area, except where the total increase of gross floor area of any existing Dwelling Unit is less than 15%.'; and making conforming 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 **CONTINUED AS AMENDED** to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250926 [Planning, Administrative Codes - Tenant Protections Related to Residential Demolitions and Renovations]

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

Ordinance amending the Planning Code to 1) require property owners seeking to demolish residential units to replace all units that are being demolished; 2) require relocation assistance to affected occupants of those units, with additional assistance and protections for lower-income tenants; 3) modify the conditional use criteria that apply to projects to demolish residential units; amending the Administrative Code to 4) require landlords to provide additional relocation assistance to lower-income tenants who are being required to vacate temporarily due to capital improvements or rehabilitation work; 5) update the standards and procedures for hearings related to tenant harassment; 6) require additional disclosures in buyout agreements; 7) making various non-substantive changes and clarifications; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

Heard in Committee. Speaker(s): Malena Leon-Farrera and Rachel Tanner (Planning Department); presented information and answered questions raised throughout the discussion. Marc Bruno; Mark Solomon; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); David Harlan; Speaker; Speaker; Teresa Dulalas (SOMCAN); Julie Fischer; Kay Walker; Avdi; Zach Weisenberger (Young Community Developers); Aristos Kemiji (Mission Economic Development Agency); Susan Marsh; Georgia Schuttish; Gwen; Joseph Smooke; Peter Stevens; Pauline Worshell; Gen Fujioka; Howard Willies; Speaker; Ocean Blue Coast; Zach Frial (SOMCAN); Asia Nicole Duncan; Christin Evans (Small Business Forward); Speaker; Mitchell Omerberg; Brianna Morales (Housing Action Coalition); Romalyn Schmaltz; Speaker; Alice Mosely; Raymond Tan; shared various concerns regarding the ordinance matter.

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

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Lines 4-7, to read '2) require relocation assistance to affected occupants of those units and to former occupants who vacated due to harassment, improper buyout agreements, owner move-ins, or pursuant to the Ellis Act'; on Page 1, Lines 13-14, by inserting '7) require an additional disclosure in notice of intent to withdraw units under the Ellis Act'; on Page 3, Lines 21-25, by inserting '(c) This Ordinance also includes a requirement that a landlord withdrawing a unit under the Ellis Act must state whether they intend to demolish the unit within the next five years. This statement would be for informational purposes only: it is not intended to create a substantive defense to an eviction, but it will be helpful for the City to understand the impacts of SB 330 and to manage tenant displacements.'; on Page 8, Line 11, through Page 9, Line 5, to read '(2) Outside the Priority Equity Geographies Special Use District, any Development Application that seeks authorization for Removal of one or more Residential or Unauthorized Units is required to obtain Conditional Use authorization unless it meets all the following criteria: (A) The project sponsor certifies under penalty of perjury that any units to be demolished are not tenant occupied and are without a history of evictions under Administrative Code Sections 37.9(a)(8)-(12), (14), or (17) within the last ten years, and have not been vacated within the past ten years pursuant to a Buyout Agreement, as defined in Administrative Code Section 37.9E, as it may be amended from time to time, regardless of whether the Buyout Agreement was filed with the Rent Board pursuant to Administrative Code Section 37.9E(h); (B) No units would be removed or demolished that are: (i) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower- or very low-income within the past ten years; or (ii) subject to limits on rent increases under the Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) within the past ten years; or (iii) rented by lower- or very low-income households within the past ten years'; on Page 14, Lines 8-22, to read '(B) The project does not propose changes to more than 20% of the character defining features of a building that is designated as a landmark under Article 10, is listed as a contributor to an historic district in Article 10, is listed as a Significant or Contributory Building under Article 11, is listed in the California Register of Historical Resources, or is listed on the National Register of Historic Places. (C) The project increases

the number of Residential Units subject to the rent increase limitations of the Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) compared to the number of existing Residential Units and Unauthorized Units subject to the rent increase limitations of the Residential Rent Stabilization and Arbitration Ordinance. (D) The project does not require the Residential Demolition of existing, deed-restricted, affordable and/or below market rate housing, or increases the number of permanently Affordable Units located on the site.'; on Page 17, Lines 15-22, to read 'The Planning Commission shall approve, and the Planning Department shall publish on its website, a Replacement Unit Implementation Document (hereafter, the "Implementation Document") containing procedures, regulations, guidelines, notice formats, and application forms, as deemed necessary to assist the Department in ensuring that the relocation assistance and services in this Section 317.2 are available to displaced tenants, as required, and with implementation, monitoring, and enforcement of the policies and procedures of this Section 317.2. The Department may update the Implementation Document from time to time and shall seek Planning Commission approval for any significant changes.'; on Page 18, Line 12, though Page 19, Line 13, to read "'Demolition" is defined as "Residential Demolition" in Section 317(b)(2). "Existing Occupant" shall mean a Tenant of a unit at the time the owner of a unit applied to demolish the unit or recovered possession of the unit in order for the unit to be demolished. A Tenant occupying a unit on the date the project sponsor submitted a Development Application or preliminary application to demolish that unit shall be an Existing Occupant. If there is no Tenant occupying the unit on such date, the prior Tenant shall still qualify as an Existing Occupant for purposes of this Section 317.2 if any of the following circumstances are true as of the date the project sponsor submitted the Development Application or preliminary application: 1) the Tenant vacated the unit within the previous five years following a wrongful endeavor to recover possession of the unit through harassment under Administrative Section 37.9(l), where the Rent Board found the Tenant had vacated the unit because of the harassment or where the Rent Board made a finding of ongoing harassment and the tenant vacated within 12 months after said finding; the Tenant vacated the unit within the previous five years pursuant to a Buyout Agreement that did not substantially comply with the disclosure requirements set forth in Administrative Code Section 37.9E, subdivisions (d)(12) and (f)(5); 3) the Tenant vacated the unit within the previous three years pursuant to a notice to vacate under Administrative Code Section 37.9(a)(8); or 4) the Tenant vacated the unit within the previous five years pursuant to a notice to vacate under Administrative Code Section 37.9(a)(13).'; on Page 20, Lines 4-6, by inserting "'Tenant" is defined in Administrative Code Section 37.2(t) and shall include any lawful occupants of the unit, as well as any persons who have vacated the unit temporarily while the landlord is carrying out capital improvements or rehabilitation work.'; on Page 23, Lines 7-9, by inserting 'To ensure that Existing Occupants are provided the relocation assistance and services required by this Section 317.2'; on Page 24, Lines 2-3, by striking 'sent by certified mail and'; on Page 24, Line 6, by striking 'following receipt of the notice required by subsection (A)'; on Page 24, Lines 11-12, to read '(C) Right to Relocation Assistance. The Department shall ensure that Project sponsors provide relocation assistance to Existing Occupants as follows'; on Page 30, Lines 6-12, to read '(f) Private Right of Action; Civil Penalties. (1) An aggrieved tenant, or any organization with tax exempt status under United States Code Section 501(c)(3) or 501(c)(4) that has a primary mission of protecting tenants in San Francisco may file a civil action for monetary damages and/or injunctive relief against any project sponsor, including any person(s) acting on their behalf and any successors-in-interest, to enforce violations of this Section 317.2.'; on Page 42, Lines 4-5, by inserting 'Information related to a tenant's source of income shall be treated as confidential information.'; on Page 46, Lines 11-12, by striking '(C) The alleged harassment is so severe that it has materially impacted a tenant's enjoyment of the unit'; on Page 46, Line 19, through Page 47, Line 2, to read '(3) The Executive Director shall schedule any such hearing within 45 days after receipt of the report of alleged harassment, or as soon as practicable thereafter. Both the tenant and the landlord may appear at the hearing and make oral and/or written presentations, including presentation of other witnesses. Following such hearing, the Administrative Law Judge shall issue findings and conclusions in regard to whether harassment occurred that was severe enough that it materially impacted the tenant's enjoyment of the unit, and in the case of a prior tenant whether the prior tenant vacated the unit due to the harassment for purposes of Planning Code Section 317.2. The findings and conclusions may be appealed by either party to provide the Board under Section 37.8.'; on Page 49, Lines 8-9, by inserting 'The notice shall also disclose for informational purposes only whether the landlord intends to demolish the accommodations within the next five years.'; on Page 50, Lines 19-23, by inserting '(F) With respect to notices of intent dated on or after the effective date of the ordinance in Board File No. 250926, whether the landlords intends to demolish within the next five years after the date of the notice

and a statement that the tenant may be entitled to additional protections in the event the unit is demolished pursuant to Planning Code Section 317.2, and that the tenant may keep their contact information on file with the Rent Board.'; and making clerical and conforming amendments throughout the ordinance text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Planning Code to 1) require property owners seeking to demolish residential units to replace all units that are being demolished; 2) require relocation assistance to affected occupants of those units and to former occupants who vacated due to harassment, improper buyout agreements, owner move-ins, or pursuant to the Ellis Act, with additional assistance and protections for lower-income tenants; 3) modify the conditional use criteria that apply to projects to demolish residential units; amending the Administrative Code to 4) require landlords to provide additional relocation assistance to lower-income tenants who are being required to vacate temporarily due to capital improvements or rehabilitation work; 5) update the standards and procedures for hearings related to tenant harassment; 6) require additional disclosures in buyout agreements; 7) require an additional disclosure in notice of intent to withdraw units under the Ellis Act; 8) making various non-substantive changes and clarifications; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

Vice Chair Chen moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Chair Melgar requested that File Nos. 250966, 250700, 251071, 250701, 251073, and 250985 be heard together.

SPECIAL MEETING OF THE BOARD OF SUPERVISORS

Supervisors Chan, Mandelman, and Sherrill were noted present at 3:45 p.m., thereby constituting a quorum of the Board of Supervisors. A special meeting of the Board of Supervisors was convened at 3:45 p.m., although the meeting was conducted in all respects as a committee meeting for items on the agenda and any substantive decisions constitute a recommendation of the committee and not action taken by the board.

Present: Supervisors Melgar, Chen, Mahmood, Chan, Mandelman, and Sherrill.

ADJOURNMENT OF THE BOARD OF SUPERVISORS

At the hour of 4:15 p.m., Supervisor Mandelman was noted not present, thereby adjourning the Special Meeting of the Board of Supervisors.

Supervisor Chan was noted not present at 4:18 p.m.

Supervisor Sherrill was noted not present at 4:22 p.m.

Chair Melgar recessed the meeting beginning at 6:04 p.m., and reconvened the meeting at 6:10 p.m.

250966 [General Plan Amendments - Family Zoning Plan]

Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; 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 340. (Planning Commission)

(Pursuant to Charter, Section 4.105, the Planning Commission recommends General Plan amendments to the Board of Supervisors for approval or rejection. If the Board fails to act within 90 days of receipt, the proposed General Plan amendment shall be deemed approved. Transmittal Date: September 22, 2025)

Heard in Committee. Speaker(s): Aly Bonde (Office of the Mayor); Joshua Switzky, Lisa Chen, Rachel Tanner, and Richard Sucre (Planning Department); Supervisors Rafael Mandelman, Connie Chan, and Stephen Sherrill (Board of Supervisors); Maia Small (San Francisco Municipal Transportation Agency); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Eileen Boken; Georgia Schuttish; Raymond Tan; Paul Wormer; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); Jacinda McCann; Speaker; Marie Romero; Zachary Frial (SOMCAN); Theresa Dulales (SOMCAN); Jose Descansera; Christen Evans; Mark Solomon; Jessica Vistnes; Peter Stevens; Marc Bruno; Mary; Robert Ho (Ingleside Terrace Association); Speaker; Speaker; Romalyn Schmaltz; Brian Malnik; Speaker; Andy Katz; David Kim (SF YIMBY); Jenny Gephart; Stan Hayes; Stephen Torres; Kay Walker; Ocean; Speaker; John Gutterman; Nick Ferris, President (Telegraph Hill Dwellers); Speaker; Glendida Farley; Kate Bloomberg; Gwen; Speaker; Paul Michael; Gino Fortunado; Gabe; Erica; Tina Lombardi (San Francisco Heritage); Speaker; Sarah Rogers; Tina; Udyia Singh; Corey Smith (Housing Action Coalition); Speaker; Jane Natoli (YIMBY Action); Speaker; Speaker; Phillip; Paula Katz; Mike Chen; Bobak Esfandiari (San Francisco Democratic Party Central Committee); Speaker; Speaker; Brianna Morales (Housing Action Coalition); Speaker; Brian Han; Jeantelle Labarinto; Speaker; Asia Nicole Duncan; Harris; Rosa Shields (San Francisco Labor Council); shared various concerns regarding the ordinance matter.

Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250700 [Zoning Map - Family Zoning Plan]

Sponsors: Mayor; Sauter, Mahmood and Dorsey

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.
(Economic Impact)

Heard in Committee. Speaker(s): Aly Bonde (Office of the Mayor); Joshua Switzky, Lisa Chen, Rachel Tanner, and Richard Sucre (Planning Department); Supervisors Rafael Mandelman, Connie Chan, and Stephen Sherrill (Board of Supervisors); Maia Small (San Francisco Municipal Transportation Agency); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Eileen Boken; Georgia Schuttish; Raymond Tan; Paul Wormer; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); Jacinda McCann; Speaker; Marie Romero; Zachary Frial (SOMCAN); Theresa Dulales (SOMCAN); Jose Descansera; Christen Evans; Mark Solomon; Jessica Vistnes; Peter Stevens; Marc Bruno; Mary; Robert Ho (Ingleside Terrace Association); Speaker; Speaker; Romalyn Schmaltz; Brian Malnik; Speaker; Andy Katz; David Kim (SF YIMBY); Jenny Gephart; Stan Hayes; Stephen Torres; Kay Walker; Ocean; Speaker; John Gutterman; Nick Ferris, President (Telegraph Hill Dwellers); Speaker; Glendida Farley; Kate Bloomberg; Gwen; Speaker; Paul Michael; Gino Fortunado; Gabe; Erica; Tina Lombardi (San Francisco Heritage); Speaker; Sarah Rogers; Tina; Udyia Singh; Corey Smith (Housing Action Coalition); Speaker; Jane Natoli (YIMBY Action); Speaker; Speaker; Phillip; Paula Katz; Mike Chen; Bobak Esfandiari (San Francisco Democratic Party Central Committee); Speaker; Speaker; Brianna Morales (Housing Action Coalition); Speaker; Brian Han; Jeantelle Labarinto; Speaker; Asia Nicole Duncan; Harris; Rosa Shields (San Francisco Labor Council); shared various concerns regarding the ordinance matter.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, to exclude all currently designated historic landmarks and contributors to historic districts, pursuant to Article 10, from the rezoning plan. The motion carried by the following vote:

Ayes: 2 - Melgar, Chen

Noes: 1 - Mahmood

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District , except for properties with structures designated as landmarks or contributors to historic districts pursuant to Article 10; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976. (Economic Impact)

Member Mahmood moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, to decrease heights along one block of Geary Blvd between Wood and Emerson; decrease heights at the Marina Safeway parcel; decrease heights at Ghirardelli Square; increase heights along the western portion of Van Ness between Ellis and Turk; increase heights along Pine Street between Leavenworth and Larkin Streets; and decrease heights on North Point Street between Larkin and Hyde streets. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District, except for properties with structures designated as landmarks or contributors to historic districts pursuant to Article 10; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976. (Economic Impact)

Vice Chair Chen moved that this Ordinance be AMENDED, to incorporate text from the duplicate file in Board File No. 251071, which would remove all Priority Equity Geographies from the rezoning plan. The motion FAILED by the following vote:

Ayes: 1 - Chen

Noes: 2 - Melgar, Mahmood

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

251071 [Zoning Map - Family Zoning Plan]

Sponsors: Mayor; Sauter, Mahmood and Dorsey

Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C), except for properties located in the Priority Equity Geographies Special Use District ("PEG SUD"); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1, except for properties located in the PEG SUD; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2), except for properties located in the PEG SUD; and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts, except for properties located in the PEG SUD; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District, except for properties located in the PEG SUD; 2) change the height limits on certain lots in the R-4 Height and Bulk District, except for properties located in the PEG SUD; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone south of Lincoln Way to R-4 Height and Bulk District; 2) reclassify certain properties south of Lincoln Way to RTO-C and Neighborhood Commercial District; and 3) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976.
(Economic Impact)

Heard in Committee. Speaker(s): Aly Bonde (Office of the Mayor); Joshua Switzky, Lisa Chen, Rachel Tanner, and Richard Sucre (Planning Department); Supervisors Rafael Mandelman, Connie Chan, and Stephen Sherrill (Board of Supervisors); Maia Small (San Francisco Municipal Transportation Agency); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Eileen Boken; Georgia Schuttish; Raymond Tan; Paul Wormer; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); Jacinda McCann; Speaker; Marie Romero; Zachary Frial (SOMCAN); Theresa Dulales (SOMCAN); Jose Descansera; Christen Evans; Mark Solomon; Jessica Vistnes; Peter Stevens; Marc Bruno; Mary; Robert Ho (Ingleside Terrace Association); Speaker; Speaker; Romalyn Schmaltz; Brian Malnik; Speaker; Andy Katz; David Kim (SF YIMBY); Jenny Gephart; Stan Hayes; Stephen Torres; Kay Walker; Ocean; Speaker; John Gutterman; Nick Ferris, President (Telegraph Hill Dwellers); Speaker; Glendida Farley; Kate Bloomberg; Gwen; Speaker; Paul Michael; Gino Fortunado; Gabe; Erica; Tina Lombardi (San Francisco Heritage); Speaker; Sarah Rogers; Tina; Udyia Singh; Corey Smith (Housing Action Coalition); Speaker; Jane Natoli (YIMBY Action); Speaker; Speaker; Phillip; Paula Katz; Mike Chen; Bobak Esfandiari (San Francisco Democratic Party Central Committee); Speaker; Speaker; Brianna Morales (Housing Action Coalition); Speaker; Brian Han; Jeantelle Labarinto; Speaker; Asia Nicole Duncan; Harris; Rosa Shields (San Francisco Labor Council); shared various concerns regarding the ordinance matter.

Member Mahmood moved that this Ordinance be TABLED. The motion carried by the following vote:

Ayes: 2 - Melgar, Mahmood

Noes: 1 - Chen

250701 [Planning, Business and Tax Regulations Codes - Family Zoning Plan]

Sponsor: Mayor

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; 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 public necessity, convenience, and welfare findings under Planning Code, Section 302.
(Economic Impact)

Heard in Committee. Speaker(s): Aly Bonde (Office of the Mayor); Joshua Switzky, Lisa Chen, Rachel Tanner, and Richard Sucre (Planning Department); Supervisors Rafael Mandelman, Connie Chan, and Stephen Sherrill (Board of Supervisors); Maia Small (San Francisco Municipal Transportation Agency); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Eileen Boken; Georgia Schuttish; Raymond Tan; Paul Wormer; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); Jacinda McCann; Speaker; Marie Romero; Zachary Frial (SOMCAN); Theresa Dulales (SOMCAN); Jose Descansera; Christen Evans; Mark Solomon; Jessica Vistnes; Peter Stevens; Marc Bruno; Mary; Robert Ho (Ingleside Terrace Association); Speaker; Speaker; Romalyn Schmaltz; Brian Malnik; Speaker; Andy Katz; David Kim (SF YIMBY); Jenny Gephart; Stan Hayes; Stephen Torres; Kay Walker; Ocean; Speaker; John Gutterman; Nick Ferris, President (Telegraph Hill Dwellers); Speaker; Glendida Farley; Kate Bloomberg; Gwen; Speaker; Paul Michael; Gino Fortunado; Gabe; Erica; Tina Lombardi (San Francisco Heritage); Speaker; Sarah Rogers; Tina; Udy Singh; Corey Smith (Housing Action Coalition); Speaker; Jane Natoli (YIMBY Action); Speaker; Speaker; Phillip; Paula Katz; Mike Chen; Bobak Esfandiari (San Francisco Democratic Party Central Committee); Speaker; Speaker; Brianna Morales (Housing Action Coalition); Speaker; Brian Han; Jeantelle Labarinto; Speaker; Asia Nicole Duncan; Harris; Rosa Shields (San Francisco Labor Council); shared various concerns regarding the ordinance matter.

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, to make conforming changes to exclude all currently designated historic landmarks and contributors to historic districts, pursuant to Article 10, from the rezoning plan. The motion carried by the following vote:

Ayes: 2 - Melgar, Chen

Noes: 1 - Mahmood
(Economic Impact)

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, to incorporate text from the duplicate file in Board File No. 251073 to remove reduced unit mix requirements in the local program and defer to existing unit mix requirements in Planning Code, Sections 207.6 and 207.7. The motion carried by the following vote:

Ayes: 2 - Melgar, Chen
Noes: 1 - Mahmood
(Economic Impact)

Vice Chair Chen moved that this Ordinance be AMENDED, to incorporate text from the duplicate file in Board File No. 251073 related to the SFMTA Special Use District (SUD) which would add findings establishing the objective of prioritizing the Priority Equity Geographies sites in the SFMTA SUD for 100% affordable housing; add a pre-application process with a feasibility study to model those sites which satisfy minimum specifications as 100% affordable housing; require at least one publicly-noticed pre-application meeting; add findings of consistency with Housing Element Actions 1.2.6 and 1.2.7; and provide for a Right of First Refusal for qualified organizations. The motion FAILED by the following vote:

Ayes: 1 - Chen
Noes: 2 - Melgar, Mahmood

Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of December 1, 2025. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

251073 [Planning, Business and Tax Regulations, Administrative Codes - Family Zoning Plan]

Sponsor: Mayor

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD), 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; amending the Administrative Code to set Board policy regarding the sale or lease of properties within the SFMTA SUD; also, amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the ordinance to the Coastal Commission upon enactment; 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 public necessity, convenience, and welfare findings under Planning Code, Section 302.
(Economic Impact)

Heard in Committee. Speaker(s): Aly Bonde (Office of the Mayor); Joshua Switzky, Lisa Chen, Rachel Tanner, and Richard Sucre (Planning Department); Supervisors Rafael Mandelman, Connie Chan, and Stephen Sherrill (Board of Supervisors); Maia Small (San Francisco Municipal Transportation Agency); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Eileen Boken; Georgia Schuttish; Raymond Tan; Paul Wormer; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); Jacinda McCann; Speaker; Marie Romero; Zachary Frial (SOMCAN); Theresa Dulaes (SOMCAN); Jose Descansera; Christen Evans; Mark Solomon; Jessica Vistnes; Peter Stevens; Marc Bruno; Mary; Robert Ho (Ingleside Terrace Association); Speaker; Speaker; Romalyn Schmaltz; Brian Malnik; Speaker; Andy Katz; David Kim (SF YIMBY); Jenny Gephart; Stan Hayes; Stephen Torres; Kay Walker; Ocean; Speaker; John Gutterman; Nick Ferris, President (Telegraph Hill Dwellers); Speaker; Glendida Farley; Kate Bloomberg; Gwen; Speaker; Paul Michael; Gino Fortunado; Gabe; Erica; Tina Lombardi (San Francisco Heritage); Speaker; Sarah Rogers; Tina; Udy Singh; Corey Smith (Housing Action Coalition); Speaker; Jane Natoli (YIMBY Action); Speaker; Speaker; Phillip; Paula Katz; Mike Chen; Bobak Esfandiari (San Francisco Democratic Party Central Committee); Speaker; Speaker; Brianna Morales (Housing Action Coalition); Speaker; Brian Han; Jeantelle Labarinto; Speaker; Asia Nicole Duncan; Harris; Rosa Shields (San Francisco Labor Council); shared various concerns regarding the ordinance matter.

Member Mahmood moved that this Ordinance be TABLED. The motion carried by the following vote:

Ayes: 2 - Melgar, Mahmood

Noes: 1 - Chen

250985 [Local Coastal Program Amendment - Family Zoning Plan]

Sponsor: Mayor

Resolution transmitting to the California Coastal Commission for review and certification an amendment to the Implementation Program and Land Use Plan of the City's certified Local Coastal Program to implement the Family Zoning Plan; and affirming the Planning Department's determination under the California Environmental Quality Act.

Heard in Committee. Speaker(s): Aly Bonde (Office of the Mayor); Joshua Switzky, Lisa Chen, Rachel Tanner, and Richard Sucre (Planning Department); Supervisors Rafael Mandelman, Connie Chan, and Stephen Sherrill (Board of Supervisors); Maia Small (San Francisco Municipal Transportation Agency); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Eileen Boken; Georgia Schuttish; Raymond Tan; Paul Wormer; Sarah "Fred" Sherburn-Zimmer (Housing Rights Committee); Jacinda McCann; Speaker; Marie Romero; Zachary Frial (SOMCAN); Theresa Dulales (SOMCAN); Jose Descansera; Christen Evans; Mark Solomon; Jessica Vistnes; Peter Stevens; Marc Bruno; Mary; Robert Ho (Ingleside Terrace Association); Speaker; Speaker; Romalyn Schmaltz; Brian Malnik; Speaker; Andy Katz; David Kim (SF YIMBY); Jenny Gephart; Stan Hayes; Stephen Torres; Kay Walker; Ocean; Speaker; John Gutterman; Nick Ferris, President (Telegraph Hill Dwellers); Speaker; Glendida Farley; Kate Bloomberg; Gwen; Speaker; Paul Michael; Gino Fortunado; Gabe; Erica; Tina Lombardi (San Francisco Heritage); Speaker; Sarah Rogers; Tina; Udyia Singh; Corey Smith (Housing Action Coalition); Speaker; Jane Natoli (YIMBY Action); Speaker; Speaker; Phillip; Paula Katz; Mike Chen; Bobak Esfandiari (San Francisco Democratic Party Central Committee); Speaker; Speaker; Brianna Morales (Housing Action Coalition); Speaker; Brian Han; Jeantelle Labarinto; Speaker; Asia Nicole Duncan; Harris; Rosa Shields (San Francisco Labor Council); shared various concerns regarding the resolution matter.

Chair Melgar moved that this Resolution be CONTINUED to the Land Use and Transportation Committee meeting of December 1, 2025. 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 7:11 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.