



**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](mailto:john.carroll@sfgov.org)*

---

**Monday, December 1, 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, December 1, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:34 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**

*Alisa Somera, Legislative Deputy Director, 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](mailto: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.

07/29/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/28/2025.

08/07/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Building Inspection Commission for review and response.

08/25/25; 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.

10/16/25; RESPONSE RECEIVED. The Building Inspection Commission held a duly noticed hearing on October 16, 2025, and recommended approval of the proposed legislation with modifications.

11/17/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. 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.

11/17/25; CONTINUED AS AMENDED.

*Heard in Committee. Speaker(s): Tate Hanna (Department of Building Inspection); presented information and answered questions raised throughout the discussion.*

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

Ayes: 2 - Melgar, Mahmood

Noes: 1 - Chen

**250815 [Planning Code - Inclusionary Housing Waiver and Land Dedication in Well-Resourced Neighborhoods]****Sponsor: Melgar**

Ordinance amending the Planning Code to allow the City to waive the Inclusionary Housing Fee and other requirements in areas outside of the Priority Equity Geographies Special Use District (SUD) in exchange for a project sponsor's agreement to subject all units in the project to rent control; and allow projects outside of the Priority Equity Geographies SUD to comply with the Inclusionary Housing Ordinance by dedicating land to the City; 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.

07/29/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/28/2025.

08/07/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Planning Commission for findings of consistency with the General Plan; the eight priority policies of Planning Code, Section 101.1; and findings of public necessity, convenience, and welfare under Planning Code, Section 302. Referred to the Mayor's Office of Housing and Community Development for informational purposes.

08/25/25; 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.

10/21/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on October 9, 2025, and recommended approval of the proposed legislation with modifications.

*Heard in Committee. Speaker(s): Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion.*

Chair Melgar moved that this Ordinance be **AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE**, on Page 1, Lines 4-5 and 7-8, by adding 'in certain residential and neighborhood commercial districts', Lines 9-10, by adding 'requiring periodic reports to the Planning Commission'; on Page 7, Line 10, adding 'with', Line 17, by adding 'certain districts', Lines 18-19, by changing 'Well-Resourced Neighborhoods' to 'those districts', and Lines 22-25, by adding '(a) Eligibility. This Section 436 shall apply to Housing Projects in Residential-House (RH), Residential Mixed (RM), Neighborhood Commercial or Named Neighborhood Commercial Districts with a height limit of 65 feet or less located in Well-Resourced Neighborhoods.'; on Page 8, Lines 1-2, by changing 'Rent Control. Outside the Priority Equity Geographies SUD, if' to '(b) Additional Inclusionary Housing Options. (1) Rent Control. If an eligible,', and Lines 19-20, by adding '(C) a statement that all units subject to the Regulatory Agreement shall be held as an undivided ownership and will not be subdivided'; on Page 9, Lines 6-7, by changing '(2) Procedures Manual. For Housing Projects with units' to '(B) Procedures Manual. If a Housing Project subject to this Section 436 includes Rental Units', Lines 13-17, by adding ', except that in lieu of the Land Dedication Alternative requirements of Table 419.5, projects may satisfy the requirements of Section 415.5 by dedicating land for affordable housing if the dedicated land for affordable housing could accommodate a total amount of units that is equal to or greater than 35% of the units that are being provided on the principal development site, as determined by the Planning Department.'; and on Page 9, Line 20, through Page 10, Line 2, by adding 'Section 4. The Planning Department shall include the location and number of the units approved under Planning Code Section 436 in the Housing Inventory Report. The Planning Department and/or the Rent Board shall note the existence of such units on a publicly-accessible website. Prior to December 31, 2026, and every 24 months thereafter, the Planning Department shall prepare and submit to the Planning Commission a report containing recommendations as necessary or appropriate for modification to Planning Code Section 436, including modifications to further the goals of the City's Seventh Housing Element Cycle.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Ordinance amending the Planning Code to allow the City to waive the Inclusionary Housing Fee and other requirements in certain residential and neighborhood commercial districts outside of the Priority Equity Geographies Special Use District (SUD) in exchange for a project sponsor's agreement to subject all units in the project to rent control; and allow projects in certain residential and neighborhood commercial districts outside of the Priority Equity Geographies SUD to comply with the Inclusionary Housing Ordinance by dedicating land to the City; requiring periodic reports to the Planning Commission; 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.

Chair Melgar moved that this Ordinance be **RECOMMENDED AS AMENDED**. 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, Mahmood and Mandelman**

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.

09/09/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/9/2025.

09/18/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Planning Commission for findings of consistency with the General Plan; the eight priority policies of Planning Code, Section 101.1; and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

10/03/25; 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. Individual project will require separate environmental review.

10/07/25; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. 10/07/25 - Supervisor Chen introduced a substitute Ordinance bearing a new title.

11/13/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on November 6, 2025, and recommended approval of the proposed legislation with modifications.

11/17/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. 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.

11/17/25; CONTINUED AS AMENDED.

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

*Heard in Committee. Speaker(s): Speaker; Speaker; Christy Rona; Gabriela Enriz; Zach Weisenberger; Julie Fischer; Augusta Goldestein; Meghan Kessler; Peter Boyle; spoke in support of the hearing matter.*

Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 7, by adding 'or due to serious and imminent hazards', and Lines 8-9, by adding 'modify the Planning Code definition of demolition'; on Page 4, Lines 1-4, by adding 'Such a disclosure is intended to assist City agencies to track and monitor plans to demolish housing, to track and mitigate tenant displacement, and to advance policies implementing SB330 and other state and local laws. It is not intended to create an additional affirmative defense to an eviction.'; on Page 7, Line 23, by adding 'or more' and 'combined', and Lines 24-25, by striking 'also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or'; on Page 8, Lines 1-2, by striking '(C) A major alteration of a Residential Building that proposes the Removal of more than', Line 2, by adding 'or more', Lines 2-3, by striking 'Vertical Envelope Elements and more than 50% of the', Lines 5-8, by striking 'D) The Planning Commission may reduce the above numerical elements of the criteria in Subsections (b)(2)(B) and (b)(2)(C), by up to 20% of their values should it deem that adjustment is necessary to implement the intent of this Section 317, to conserve existing sound housing and preserve affordable housing.', Line 11, by adding 'including the creation of an open connection between Units', Lines 14-17, by striking 'The Planning Commission may reduce the numerical element of this criterion by up to 20% of its value should it deem that adjustment is necessary to implement the intent of this Section 317, to conserve existing housing and preserve affordable housing.', Lines 21-22, by adding 'The infill of an existing exterior opening shall be considered a demolition.', Lines 22-23, by adding 'above or below that new opening'; on Page 8, Line 24, through Page 9, Line 6, by changing 'Where exterior elements of a building are removed and replaced for repair or maintenance, in like materials, with no increase in the extent of the element or volume of the building, such replacement shall not be considered Removal for the purposes of this Section.' to 'Removal and replacement of exterior elements for repair or maintenance pursuant to a Department of Building Inspection Corrections Notice shall not be considered Removal for purposes of this Section 317, provided the replacement uses like materials and does not increase the extent of the removed element or increase the volume of the building.', Lines 12-14, by striking '(14) "Vertical Envelope Elements" shall mean all exterior walls that provide weather and thermal barriers between the interior and exterior of the building, or that provide structural support to other elements of the building envelope.'; on Page 16, by changing 'three' to 'five'; on Page 20, Lines 19-21, by adding 'or 5) the Tenant was required to vacate the unit within the previous five years due to a serious and imminent hazard.'; on Page 52, Line 6, by striking 'in the event the unit is demolished', and Line 7, by adding 'in the event the unit is demolished'; and on Page 54, Lines 14-17, by adding 'Section 5. Prior to December 31, 2028, the Planning Department shall prepare and submit to the Planning Commission a report analyzing the impacts of the changes enacted by this Ordinance to Planning Code Section 317, subdivisions (b)(2)-(14), and shall recommend as necessary or appropriate modifications to Planning Code Sections 317 and 317.2.' 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, pursuant to the Ellis Act, or due to serious and imminent hazards, with additional assistance and protections for lower-income tenants; 3) modify the Planning Code definition of demolition; 4) modify the conditional use criteria that apply to projects to demolish residential units; amending the Administrative Code to 45) 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; 6) update the standards and procedures for hearings related to tenant harassment; 7) require additional disclosures in buyout agreements; 8) require an additional disclosure in notice of intent to withdraw units under the Ellis Act; 9) 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 8, 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.

06/04/24; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/4/2024.

06/13/24; 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.

07/03/24; 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.

08/20/24; RESPONSE RECEIVED. On August 1, 2024, the Planning Commission met and held a duly noticed hearing and recommended approval of the proposed legislation with modification.

09/06/24; NOTICED. Ten-Day Notice for September 16, 2024 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

09/16/24; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. 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; spoke in support of the ordinance matter.

09/16/24; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

03/03/25; REMAIN ACTIVE. Supervisor Mandelman requested that this matter be extended an additional six months until September 2025.

11/07/25; NOTICED. Ten-Day Notice for the November 17, 2025 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

11/17/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. 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.

11/17/25; CONTINUED AS AMENDED.

*Heard in Committee. Speaker(s): President Rafael Mandelman (Board of Supervisors); presented information and answered questions raised throughout the discussion.*

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

Ayes: 3 - Melgar, Chen, Mahmood



*Chair Melgar requested File Nos. 250966, 250700, 250701, 251072, and 250985 be called together.*

**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)

09/22/25; RECEIVED FROM DEPARTMENT.

09/30/25; ASSIGNED to Land Use and Transportation Committee. 10/2/25 - President Mandelman waived the 30-day rule pursuant to Board Rule No. 3.22.

10/03/25; NOTICED. Ten-day notice for October 20, 2025 Land Use and Transportation committee hearing posted and published in the Examiner, pursuant to Government Code Sections 65091, 65090(a), and 65092(a).

10/16/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

10/16/25; RESPONSE RECEIVED. CEQA clearance under the September 2, 2025 Addendum No. 1 to Environmental Impact Report for the San Francisco Housing Element 2022 Update (Planning Department Case No.2019-016231ENV certified November 17, 2022).

10/20/25; CONTINUED. Heard in Committee. Speakers: Brad Russi (Office of the City Attorney); Rachel Tanner, Lisa Chen, James Pappas, Josh Switzky, Lisa Gibson (Planning Department); Supervisors Rafael Mandelman, Jackie Fielder, Stephen Sherrill, Danny Sauter, and Connie Chan (Board of Supervisors); presented information and answered questions raised throughout the discussion. George Wooding; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Kent; Georgia Schuttish; Lisa Lugi; Gary; Jennifer Belson; Christopher Peterson; Speaker; Alex Landsberg; Julie Fischer; Speaker; Speaker; Sam; Speaker; Carmen Lee; Rosa Shields; Alexandra Zang; Katherine Howard; Speaker; Tyson; Bernie Green; David Woo; Richard Frankel; Sam Hayes; Eileen Purcell; Leslie Simon; Paul; Jessica; Speaker; Justin; Quentin Mecke (Council of Community Housing Organizations); Rahama; John Espinoza; Steven Torres; Carolyn; Dan Rosenfeld; Eileen Hearst; Catherine; Madison; Gwen McLaughlin; Speaker; Sarah Cruz; Romalyn Schmaltz; Apollo; Aldo Weisman; Lori Leiderman; Lance; Speaker; Steph; Jess; Emily Mock; Michelle; Speaker; Jeff; Joanna; Wes; Jacinda; Jacob Talbot; Asia Duncan; Speaker; Christian Tersios; Speaker; Peggy; Patrick; Christin Evans; Speaker; Ellen; Jordan; Mikah; Speaker; Speaker; Speaker; Eileen Boken; Speaker; Jason Wright; Richard; Speaker; Theresa; Miranda Erlicht; Nina Block; Phillip; Speaker; Tadd Buckner; Katt Well; Charlie; Speaker; Speaker; Speaker; Kate; Speaker; Speaker; Patrice; Mike Casey; Speaker; Will Jackson; Speaker; Speaker; Sarah Rogers; Speaker; Bobak Esfandiari; Bernie Powell; Taylor; Juliana; Mark; Nicholas; Mike; Lucas Wang; John Crabtree; Lisa Arges; Tyler; Frank; Leanne; Speaker; Speaker; Speaker; Peter; David Kim; Thomas Rogers; Monica Morse; Speaker; Mikela; Speaker; Paula Katz (See addendum on page 12); Honest Charlie Bodkin; Brianna Morales (Housing Action Coalition); Alec Bash; Jane Natoli; Edward; shared various concerns regarding the ordinance matter.

11/03/25; CONTINUED. Heard in Committee. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; shared various concerns regarding the ordinance matter.

11/17/25; CONTINUED. 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.

*Heard in Committee. Speaker(s): President Rafael Mandelman (Board of Supervisors); Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. Tina Aguirre; Jane Natoli; Anne Chen; Bob Asghari; Annie Fryman; Brianna Morales; Mike Chen; spoke in support of the hearing matter. Jean Barrish; Leslie Olson; Jason Wright; Christina; Zachary; Julie Fischer; Peter Boyle; Speaker; Apollo; Romalyn Schmaltz; Cristin Evans; Honest Charlie Bodken; Islan Wolfman; Carol Roane; Mark Hanlan; Virginia Lee; spoke in opposition to the hearing matter. Georgia Schuttish; Asia Nicole Duncan; spoke neither in support nor against the hearing matter.*

**Vice Chair Chen moved that this Ordinance be REFERRED WITHOUT RECOMMENDATION to the Board of Supervisors. The motion FAILED by the following vote:**

Ayes: 1 - Chen

Noes: 2 - Melgar, Mahmood

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

Ayes: 2 - Melgar, Mahmood

Noes: 1 - Chen

**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, 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)

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 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.

07/29/25; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. 7/29/25 - Mayor introduced a substitute Ordinance bearing same title.

08/07/25; REFERRED TO DEPARTMENT. Referred to the Planning Commission for findings of consistency with the General Plan; the eight priority policies of Planning Code, Section 101.1; and findings of public necessity, convenience, and welfare under Planning Code, Section 302. Referred to the Planning Department for environmental review.

08/27/25; RESPONSE RECEIVED. The Small Business Commission held a duly-noticed meeting on August 25, 2025, and recommended approval of the proposed legislation.

09/11/25; RESPONSE RECEIVED. CEQA clearance under the September 2, 2025 Addendum No. 1 to Environmental Impact Report for the San Francisco Housing Element 2022 Update (Planning Department Case No.2019-016231ENV certified November 17, 2022).

09/18/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on September 11, 2025, and recommended approval of the proposed legislation with modifications.

09/30/25; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor introduced a substitute Ordinance bearing same title.

10/03/25; NOTICED. Ten-day notice for October 20, 2025 Land Use and Transportation committee hearing posted and published in the Examiner and posted, pursuant to California Government Code, Sections 65856 & 65090.



11/17/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

11/17/25; AMENDED.

11/17/25; CONTINUED AS AMENDED.

*Heard in Committee. Speaker(s): President Rafael Mandelman (Board of Supervisors); Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. Tina Aguirre; Jane Natoli; Anne Chen; Bob Asghari; Annie Fryman; Brianna Morales; Mike Chen; spoke in support of the hearing matter. Jean Barrish; Leslie Olson; Jason Wright; Christina; Zachary; Julie Fischer; Peter Boyle; Speaker; Apollo; Romalyn Schmaltz; Cristin Evans; Honest Charlie Bodken; Islan Wolfman; Carol Roane; Mark Hanlan; Virginia Lee; spoke in opposition to the hearing matter. Georgia Schuttish; Asia Nicole Duncan; spoke neither in support nor against the hearing matter.*

**Vice Chair Chen moved that this Ordinance be REFERRED WITHOUT RECOMMENDATION to the Board of Supervisors. The motion FAILED by the following vote:**

Ayes: 1 - Chen

Noes: 2 - Melgar, Mahmood

**Member Mahmood moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. 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)

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 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.

07/29/25; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor Lurie introduced a substitute Ordinance bearing the same title.

08/07/25; REFERRED TO DEPARTMENT. Referred to the Planning Commission for findings of consistency with the General Plan; the eight priority policies of Planning Code, Section 101.1; and findings of public necessity, convenience, and welfare under Planning Code, Section 302. Referred to the Planning Department for environmental review.

08/27/25; RESPONSE RECEIVED. The Small Business Commission held a duly-noticed meeting on August 25, 2025, and recommended approval of the proposed legislation.

09/11/25; RESPONSE RECEIVED. CEQA clearance under the September 2, 2025 Addendum No. 1 to Environmental Impact Report for the San Francisco Housing Element 2022 Update (Planning Department Case No.2019-016231ENV certified November 17, 2022).

09/18/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on September 11, 2025, and recommended approval of the proposed legislation with modifications.

09/30/25; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor Lurie introduced a substitute Ordinance bearing a new title.

10/03/25; NOTICED. Ten working-day notice for October 20, 2025 Land Use and Transportation Committee hearing published in the Examiner and posted pursuant to California Government Code, Sections 65856 & 65090; California Code Regulations Title 14, Section 13515; and City Attorney advice.

10/06/25: REFERRED TO DEPARTMENT. Referred to the Youth Commission for review and response.

10/20/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee.  
Speakers: Brad Russi (Office of the City Attorney); Rachel Tanner, Lisa Chen, James Pappas, Josh Switzky, Lisa Gibson (Planning Department); Supervisors Rafael Mandelman, Jackie Fielder, Stephen Sherrill, Danny Sauter, and Connie Chan (Board of Supervisors); presented information and answered questions raised throughout the discussion. George Wooding; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Kent; Georgia Schuttish; Lisa Lugi; Gary; Jennifer Belson; Christopher Peterson; Speaker; Alex Landsberg; Julie Fischer; Speaker; Speaker; Sam; Speaker; Carmen Lee; Rosa Shields; Alexandra Zang; Katherine Howard; Speaker; Tyson; Bernie Green; David Woo; Richard Frankel; Sam Hayes; Eileen Purcell; Leslie Simon; Paul; Jessica; Speaker; Justin; Quentin Mecke (Council of Community Housing Organizations); Rahama; John Espinoza; Steven Torres; Carolyn; Dan Rosenfeld; Eileen Hearst; Catherine; Madison; Gwen McLaughlin; Speaker; Sarah Cruz; Romalyn Schmaltz; Apollo; Aldo Weisman; Lori Leiderman; Lance; Speaker; Steph; Jess; Emily Mock; Michelle; Speaker; Jeff; Joanna; Wes; Jacinda; Jacob Talbot; Asia Duncan; Speaker; Christian Tersios; Speaker; Peggy; Patrick; Christin Evans; Speaker; Ellen; Jordan; Mikah; Speaker; Speaker; Speaker; Eileen Boken; Speaker; Jason Wright; Richard; Speaker; Theresa; Miranda Erlicht; Nina Block; Phillip; Speaker; Tadd Buckner; Katt Well; Charlie; Speaker; Speaker; Speaker; Kate; Speaker; Speaker; Patrice; Mike Casey; Speaker; Will Jackson; Speaker; Speaker; Sarah Rogers; Speaker; Bobak Esfandiari; Bernie Powell; Taylor; Juliana; Mark; Nicholas; Mike; Lucas Wang; John Crabtree; Lisa Arges; Tyler; Frank; Leanne; Speaker; Speaker; Speaker; Peter; David Kim; Thomas Rogers; Monica Morse; Speaker; Mikela; Speaker; Paula Katz (See addendum on page 12); Honest Charlie Bodkin; Brianna Morales (Housing Action Coalition); Alec Bash; Jane Natoli; Edward; shared various concerns regarding the ordinance matter.

10/20/25: DUPLICATED AS AMENDED.

10/20/25; DUPLICATED AS AMENDED. See duplicated File No. 251072.

10/20/25; CONTINUED AS AMENDED. See duplicated File No. 251073.

11/03/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; shared various concerns regarding the ordinance matter.

11/03/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

11/03/25: AMENDED. AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

11/03/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

11/03/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.



11/03/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

11/03/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

11/03/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

11/03/25; CONTINUED AS AMENDED.

11/17/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. 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.

11/17/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

11/17/25; AMENDED.

11/17/25; CONTINUED AS AMENDED.

*Heard in Committee. Speaker(s): President Rafael Mandelman (Board of Supervisors); Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. Tina Aguirre; Jane Natoli; Anne Chen; Bob Asghari; Annie Fryman; Brianna Morales; Mike Chen; spoke in support of the hearing matter. Jean Barrish; Leslie Olson; Jason Wright; Christina; Zachary; Julie Fischer; Peter Boyle; Speaker; Apollo; Romalyn Schmaltz; Cristin Evans; Honest Charlie Bodken; Islan Wolfman; Carol Roane; Mark Hanlan; Virginia Lee; spoke in opposition to the hearing matter. Georgia Schuttish; Asia Nicole Duncan; spoke neither in support nor against the hearing matter.*

Supervisor Mahmood moved that this Ordinance be **AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE**, on Page 1, Lines 22-23, by changing '12' to '12) prohibit Lot mergers on Lots with Historic Buildings, subject to certain preservation obligations, and 13'; on Page 22, Line 17, by striking 'for each Commercial Use' and adding 'cumulatively', Line 19, by adding 'cumulatively'; on Page 22, Line 24, through Page 23, Line 2, by adding 'that if the existing Commercial Use(s) involves food service, the project must provide at least one Food Service Warm Shell; and (4) the project does not reduce the number of existing Commercial Uses, unless the project provides space for a Community Benefit Use pursuant to subsection (e)(1)'; on Page 23, Line 8, by adding 'and Micro-Retail and Community Benefit Use', and Line 9, by adding '(e)(1) and'; on Page 170, Line 24, by adding '121.7'; on Page 172, Line 13, by adding 'AND FOR LOTS WITH HISTORIC BUILDINGS'; on Page 172, Line 22, through Page 173, Line 2, by adding '(e) Lots with Certain Historic Buildings. For projects meeting the definition of a housing development project, as that term is defined in Government Code Section 65589.5(h)(2), as may be amended, Lot Mergers are not permitted, unless the Project maintains the Historic Building in compliance with the Preservation Design Standards and modified standards under Section 206.10(d) for the life of the project, and the requirement is recorded in a Notice of Special Restrictions.' The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

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, 12) prohibit Lot mergers on Lots with Historic Buildings, subject to certain preservation obligations, and 13) 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)

**Vice Chair Chen moved that this Ordinance be REFERRED WITHOUT RECOMMENDATION AS AMENDED to the Board of Supervisors. The motion FAILED by the following vote:**

Ayes: 1 - Chen

Noes: 2 - Melgar, Mahmood

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

Ayes: 2 - Melgar, Mahmood

Noes: 1 - Chen

**251072 [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, prohibit Lot mergers on Lots with Category A historic resources, subject to certain preservation obligations, and 13) 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)

10/20/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Duplicated from File No. 250701.

10/20/25; CONTINUED AS AMENDED.

10/20/25; DUPLICATED AS AMENDED.

11/25/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on November 20, 2025, and recommended approval of the proposed legislation with modifications.

*Heard in Committee. Speaker(s): President Rafael Mandelman (Board of Supervisors); Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. Tina Aguirre; Jane Natoli; Anne Chen; Bob Asghari; Annie Fryman; Brianna Morales; Mike Chen; spoke in support of the hearing matter. Jean Barrish; Leslie Olson; Jason Wright; Christina; Zachary; Julie Fischer; Peter Boyle; Speaker; Apollo; Romalyn Schmaltz; Cristin Evans; Honest Charlie Bodken; Islan Wolfman; Carol Roane; Mark Hanlan; Virginia Lee; spoke in opposition to the hearing matter. Georgia Schuttish; Asia Nicole Duncan; spoke neither in support nor against the hearing 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.

09/30/25; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

10/20/25; CONTINUED. Heard in Committee. Speakers: Brad Russi (Office of the City Attorney); Rachel Tanner, Lisa Chen, James Pappas, Josh Switzky, Lisa Gibson (Planning Department); Supervisors Rafael Mandelman, Jackie Fielder, Stephen Sherrill, Danny Sauter, and Connie Chan (Board of Supervisors); presented information and answered questions raised throughout the discussion. George Wooding; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Speaker; Kent; Georgia Schuttish; Lisa Lugi; Gary; Jennifer Belson; Christopher Peterson; Speaker; Alex Landsberg; Julie Fischer; Speaker; Speaker; Sam; Speaker; Carmen Lee; Rosa Shields; Alexandra Zang; Katherine Howard; Speaker; Tyson; Bernie Green; David Woo; Richard Frankel; Sam Hayes; Eileen Purcell; Leslie Simon; Paul; Jessica; Speaker; Justin; Quentin Mecke (Council of Community Housing Organizations); Rahama; John Espinoza; Steven Torres; Carolyn; Dan Rosenfeld; Eileen Hearst; Catherine; Madison; Gwen McLaughlin; Speaker; Sarah Cruz; Romalyn Schmaltz; Apollo; Aldo Weisman; Lori Leiderman; Lance; Speaker; Steph; Jess; Emily Mock; Michelle; Speaker; Jeff; Joanna; Wes; Jacinda; Jacob Talbot; Asia Duncan; Speaker; Christian Tersios; Speaker; Peggy; Patrick; Christin Evans; Speaker; Ellen; Jordan; Mikah; Speaker; Speaker; Speaker; Eileen Boken; Speaker; Jason Wright; Richard; Speaker; Theresa; Miranda Erlicht; Nina Block; Phillip; Speaker; Tadd Buckner; Katt Well; Charlie; Speaker; Speaker; Speaker; Kate; Speaker; Speaker; Patrice; Mike Casey; Speaker; Will Jackson; Speaker; Speaker; Sarah Rogers; Speaker; Bobak Esfandiari; Bernie Powell; Taylor; Juliana; Mark; Nicholas; Mike; Lucas Wang; John Crabtree; Lisa Arges; Tyler; Frank; Leanne; Speaker; Speaker; Speaker; Peter; David Kim; Thomas Rogers; Monica Morse; Speaker; Mikela; Speaker; Paula Katz (See addendum on page 12); Honest Charlie Bodkin; Brianna Morales (Housing Action Coalition); Alec Bash; Jane Natoli; Edward; shared various concerns regarding the resolution matter.

11/03/25; CONTINUED. Heard in Committee. Speaker(s): Ted Egan (Office of the Controller); Supervisors Connie Chan, Danny Sauter, Rafael Mandelman, and Matt Dorsey (Board of Supervisors); Joshua Switzky, Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. George Wooding; Herbert Mintz; Ray Borraca; Speaker; Naj Daniels; Kristen Hardy; Marc Bruno; Julie Fisher; Jessica Visness; Tony Hallier; Romalyn Schmaltz; Apollo; John Huliman; Mike Casey; Randy Tan; Alden Weissman; Pat Huey; Speaker; Andy Katz; Carol Brewer; Lori Brooke; Bridget Manley; Donna Hurliss; Katherine Howard; Nick Ferriss, President (Telegraph Hill Dwellers); Niels Pierson; Kathleen Courtney; Eileen Hirst; George; Fred; Lisa Arges; Lila Holtzman; Speaker; Theresa; Speaker; Dan Wollette; Speaker; Speaker; Howard Wong; Gwen McLaughlin (Small Business Forward); Paul Conwright; P. Segal; Ruth Fergusson; Charlie Natoli; Mo Zu; Speaker; Annie Fryman (SPUR); Deborah Solomon; Speaker; Marie Joyce; Speaker; Brianna Morales (Housing Action Coalition); Witt Turner; Speaker; Speaker; Stan Hayes (Telegraph Hill Dwellers); Honest Charley Bodkin; Mike Chan; Speaker; Jane Natoli (YIMBY Action); Monica Morse (West of Twin Peaks Neighborhood Council); Speaker; Eric Brooks; Greg Jacino; Eileen Boken; shared various concerns regarding the resolution matter.

11/17/25; CONTINUED. 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; Udaya 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.

*Heard in Committee. Speaker(s): President Rafael Mandelman (Board of Supervisors); Lisa Chen (Planning Department); presented information and answered questions raised throughout the discussion. Tina Aguirre; Jane Natoli; Anne Chen; Bob Asghari; Annie Fryman; Brianna Morales; Mike Chen; spoke in support of the hearing matter. Jean Barrish; Leslie Olson; Jason Wright; Christina; Zachary; Julie Fischer; Peter Boyle; Speaker; Apollo; Romalyn Schmaltz; Cristin Evans; Honest Charlie Bodken; Islan Wolfman; Carol Roane; Mark Hanlan; Virginia Lee; spoke in opposition to the hearing matter. Georgia Schuttish; Asia Nicole Duncan; spoke neither in support nor against the hearing matter.*

*Chair Melgar moved that this Resolution be AMENDED. The motion carried by the following vote:  
Ayes: 3 - Chen, Mahmood, Melgar*

*Vice Chair Chen moved to rescind the previous vote. The motion carried by the following vote:  
Ayes: 3 - Chen, Mahmood, Melgar*

**Chair Melgar moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 3, Line 7, by striking ‘and December 1, 2025’, Line 9, by adding ‘and made revisions thereto’, and Lines 10-13, by adding ‘WHEREAS, On November 20, 2025, the Planning Commission adopted Resolution No. 21872 recommending approval of certain revisions to the Family Zoning Plan; and WHEREAS, on December 1, 2025, the Land Use and Transportation Committee again heard public comment on the LCP Amendment and’. The motion carried by the following vote:**

Ayes: 3 - Melgar, Chen, Mahmood

**Vice Chair Chen moved that this Resolution be REFERRED WITHOUT RECOMMENDATION to the Board of Supervisors. The motion FAILED by the following vote:**

Ayes: 1 - Chen

Noes: 2 - Melgar, Mahmood

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

Ayes: 2 - Melgar, Mahmood

Noes: 1 - Chen

## ADJOURNMENT

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 3:27 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.*