



City and County of San Francisco
Meeting Minutes
Land Use and Transportation Committee

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Members: Myrna Melgar, Chyanne Chen, Bilal Mahmood

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

Monday, December 15, 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 15, 2025, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:32 p.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Melgar, Vice Chair Chen, and Member Mahmood were noted present. A quorum was present.

COMMUNICATIONS

John Carroll, Land Use and Transportation Committee Clerk, instructed members of the public that public comment is taken on each item on the agenda. Alternatively, written comments may be submitted through email (john.carroll@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

250385 [Planning Code - Reproductive Health Clinics]

Sponsors: Mayor; Melgar, Chan, Mandelman, Sherrill, Mahmood, Sauter and Chen

Ordinance amending the Planning Code to indicate districts where Reproductive Health Clinics are principally permitted and to make other conforming changes to the Planning Code and Zoning Control Tables, as required by Proposition O, passed by the voters in November 2024; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

04/15/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/15/2025.

04/23/25; 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.

05/05/25; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

07/01/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on June 5, 2025, and recommended approval of the proposed legislation.

Heard in Committee. Speaker(s): Aaron Starr (Planning Department); 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

250887 [Planning Code - Permitting Parking in Driveways]**Sponsors: Mayor; Chen and Melgar**

Ordinance amending the Planning Code to permit parking of up to two operable vehicles, not including boats, trailers, recreational vehicles, mobile homes, or buses, in driveways located in required front setbacks, side yards, or rear yards; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

09/02/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/2/2025.

09/15/25; 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 San Francisco Municipal Transportation Agency for informational purposes.

09/29/25; 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.

10/28/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on October 23, 2025, and recommended approval of the proposed legislation.

Heard in Committee. Speaker(s): Lisa Gluckstein (Office of the Mayor); presented information and answered questions raised throughout the discussion. Scott Feeney; Tom Radulovich (Livable City); Speaker; Paul Wormer; shared opposition to the ordinance matter.

Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of January 12, 2026. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

250719 [Planning Code - Definitions, Family, Dwelling Unit, Residential Care Facility]**Sponsors: Mahmood; Sauter, Sherrill, Melgar, Dorsey and Chen**

Ordinance amending the Planning Code to define a "Family" as a "Household," eliminate numeric limits on unrelated family members and requirements that family members share meals, classify Residential Care Facilities that serve six or fewer persons as Residential Uses, include certain groups of six or fewer people and associated operators as a "Household"; clarify the Zoning Administrator's enforcement authority to administratively subpoena documents; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

07/01/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/31/2025.

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.

07/03/25; 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.

11/18/25; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on November 13, 2025, and recommended approval of the proposed legislation with modifications.

12/02/25; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Mahmood introduced a substitute Ordinance bearing a new title.

12/10/25; REFERRED TO DEPARTMENT. Referred to the Planning Commission for findings of consistency with the General Plan; the eight priority policies of Planning Code, Section 101.1; and findings of public necessity, convenience, and welfare under Planning Code, Section 302. Referred to the Planning Department for environmental review. Referred to the Youth Commission for review and response.

Heard in Committee. Speaker(s): Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Speaker; Speaker; Ray; Abdulla; Brianna Morales (Housing Action Coalition); spoke in support of the ordinance matter.

Member Mahmood moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 4, Lines 22-24, by inserting '(j) Nothing in this ordinance abridges or otherwise alters any private contractual rights, nor does this ordinance abridge the rights of families with children or other dependents to live together.'

The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Member Mahmood 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, Mandelman and Wong**

Ordinance amending the Planning Code to 1) require property owners seeking to demolish residential units to replace all units that are being demolished; 2) prohibit demolition permits for five years if a tenant vacated a unit in the building to be demolished due to harassment or under an improper buyout agreement, subject to certain conditions; 3) require relocation assistance to affected occupants of units being demolished and to former occupants of those units who vacated due to certain 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; 4) modify the Planning Code definition of demolition; 5) modify the conditional use criteria that apply to projects to demolish residential units; amending the Administrative Code to 6) 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; 7) update the standards and procedures for hearings related to tenant harassment; 8) require additional disclosures in buyout agreements; 9) require an additional disclosure in notice of intent to withdraw units under the Ellis Act; 10) 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.

12/01/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Supervisor Mandelman requested to be added as a co-sponsor.

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

12/01/25; CONTINUED AS AMENDED.

12/08/25; DUPLICATED. Heard in Committee. Speaker(s): Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Zach Weisenberg (Young Community Developers); Gen Fujioka; shared various concerns regarding the ordinance matter.

12/08/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. See duplicate File No. 251210.

12/08/25; CONTINUED AS AMENDED.

Heard in Committee. Speaker(s): Supervisor Jackie Fielder (Board of Supervisors); presented information and answered questions raised throughout the discussion. P. J. Eugenio (SOMCAN); Joseph Smooke (REP Coalition); Theresa Flandrich; Meg Eisler (San Francisco Anti-Displacement Coalition); Brianna Morales (Housing Action Coalition); Peter Stevens; Mitchell Olmerberg; spoke in support of the ordinance matter.

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

Ayes: 3 - Melgar, Chen, Mahmood

251116 [Interim Zoning Controls - Conditional Use Authorization for Outdoor Laboratory Uses in PDR-1-G]

Sponsors: Fielder; Walton

Resolution imposing interim zoning controls for 18 months to require a Conditional Use authorization and specified findings for proposed Laboratory Uses in the PDR-1-G (Production, Distribution, and Repair) District; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and Planning Code, Section 306.7.

11/04/25; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 12/4/2025.

11/14/25; 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.

11/23/25; NOTICED. Twenty-Day Notice for December 15, 2025 Land Use and Transportation Committee hearing published in the Examiner pursuant to Planning Code Section 333.

11/24/25; NOTICED. Twenty-Day Notice for December 15, 2025 Land Use and Transportation Committee hearing posted online and mailed pursuant to Planning Code Section 333.

Heard in Committee. Speaker(s): Supervisor Jackie Fielder (Board of Supervisors); Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Scott Feeney; Asia Nicole Duncan (Build Affordable Faster); Tom Deloria (Teamsters Council 7); Ana Haber; Susana Rojas, Executive Director (Calle 24 Latino Cultural District); David Harrison (San Francisco Chamber of Commerce); Rosa Shields (San Francisco Labor Council); Larisa Pedroncelli; Kelly Hill; Zach Weisenberg (Young Community Developers); Erick Arguello (Calle 24 Latino Cultural District); Jen Bowman; Speaker; Gwen McLaughlin; spoke in support of the resolution matter.

DUPLICATED

See duplicate File No. 251244.

Member Mahmood moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 1, by inserting 'outdoor'; on Page 1, Lines 3-9, to read 'Resolution imposing interim zoning controls for 18 months to require a Conditional Use authorization and specified findings for proposed Laboratory Uses that contain development and/or engineering laboratories that operate outdoors and/or outside of an enclosed structure in the PDR-1-G (Production, Distribution, and Repair) District; urging the Planning Department, with input from the Office of Economic and Workforce Development, to study whether additional controls would ensure that Laboratory Uses are consistent with the City's goals for PDR space'; on Page 1, Lines 20-22, by inserting 'WHEREAS, The Eastern Neighborhoods Area Plan—a sub-element of which is the Mission Area Plan or “Plan”—created Production, Distribution, and Repair (“PDR”) districts in the Mission to preserve PDR industries and the job opportunities they provide; and'; on Page 2, Lines 22-25, by inserting 'WHEREAS, The Mission District is a mixed-use neighborhood that contains parks, schools, housing, and jobs in the retail and PDR sectors; the PDR-1-G District, in particular, often borders residential uses, schools, and parks, which are places where sensitive receptors, such as children and elderly populations, tend to gather; and'; on Page 3, Lines 1-5, by inserting 'WHEREAS, While this mix of uses enables many residents to live and work in the same general area, appropriate land use controls are necessary to minimize conflicts between these uses; to this end, PDR districts impose limits on uses that, if allowed to occur outside an enclosed structure, would emit noxious odors, noises and hazardous material pollution, such as certain automotive uses; and'; on Page 3, Lines 6-11, to read 'WHEREAS, In addition to traditional PDR sectors—such as automotive uses, light industrial uses, and manufacturing—the Mission is also an attractive location for “Knowledge Sector” businesses, which the Plan defines as businesses that create economic value through the knowledge they generate and provide for their customers, such as information technology, biotechnology, and environmental products and technologies'; on Page 3, Lines 18-22, by inserting 'per Section 102, a Laboratory Use is “a Non-Retail Sales and Services Use intended or primarily suitable for scientific research;” examples of Laboratory Uses include chemistry, biochemistry, or analytical laboratories, engineering laboratories, development laboratories, and biological laboratories;'; on Page 4, Lines 1-11, by inserting 'WHEREAS, As these Knowledge Sector technologies advance, they may require additional space for testing and demonstration; the resulting impacts on adjacent land uses will differ depending on the type of Laboratory Use; unlike analytical laboratory uses—for example, traditional “wet” and “dry” laboratories that utilize biochemistry and biological techniques—engineering and development laboratories often contain hardware testing components that, if allowed to operate outdoors, will have noise, air quality, and privacy impacts on adjacent residential uses, schools, and parks, where sensitive receptors such as children and the elderly population gather; and WHEREAS, In addition to adverse impacts on sensitive receptors from certain outdoor Laboratory Uses, some indoor Laboratory Uses also compete with the City goals and policies for PDR spaces in the Mission; for example,; on Page 5, Lines 6-16, to read 'WHEREAS, Regulating Laboratory Uses, specifically development and/or engineering laboratories that operate outside of enclosed structures in the PDR-1-G District, will minimize adverse impacts on and will help prevent conflicts with nearby sensitive land uses, such as parks, schools, and residences; and WHEREAS, By limiting the control to development and engineering laboratories, this Resolution recognizes that not all types of Laboratory Uses pose land use conflicts if conducted outdoors; by minimizing conflicts with sensitive receptors, this Resolution will also preserve the limited land zoned for traditional production, distribution, and repair industries; this in turn will support the City's low- and middle-income workforce and mitigate the high demand for PDR space, which prices out highly desired industrial firms from the Mission and broader City; and'; on Page 6, Lines 4-5, by inserting 'Policy 11.3 of the Environmental Protection Element which seeks to “Locate new noise-generating development so that the noise impact is reduced”'; on Page 6, Lines 5-7, by striking 'and Policy 4.5 to “control encroachment of incompatible land uses on viable industrial activity;” these interim controls do not conflict with any other aspects of the General Plan'; on Page 6, Lines 11-14, by inserting "'Objective 1.5: Minimize the impact of noise on affected areas

and ensure General Plan noise requirements are met.” “Policy 1.5.2: Reduce potential land use conflicts by carefully considering the location and design of both noise generating uses and sensitive uses in the Mission.”; on Page 6, Lines 22-23, by inserting 'will control uses which have an adverse impact on open space and other recreational areas and facilities and'; on Page 7, Line 14, through Page 8, Line 2, to read 'RESOLVED, That in the PDR-1-G District, any proposed Laboratory Use, as defined in Section 102 of the Planning Code, that (1) contains a development and/or engineering laboratory and (2) is conducted outdoors and/or outside of an enclosed structure shall require Conditional Use authorization pursuant to Planning Code, Section 303, while these Interim Zoning Controls are in effect; and, be it FURTHER RESOLVED, That in addition to the findings required by Planning Code, Section 303, in granting the Conditional Use authorization, the Planning Commission shall also consider: (1) whether the proposed outdoor engineering and/or development Laboratory Use advances Objectives 1.4, 1.5, and 1.7 of the Mission Area Plan, and the policies contained therein, and (2) the impact of the proposed outdoor engineering and/or development Laboratory Use, including whether the proposed use will create significant adverse impacts on neighboring properties and land uses; and, be it'; on Page 8, Lines 9-10, by inserting ', with input from the Office of Economic and Workforce Development,'; and making clerical and conforming amendments throughout the resolution text. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Resolution imposing interim zoning controls for 18 months to require a Conditional Use authorization and specified findings for proposed Laboratory Uses that contain development and/or engineering laboratories that operate outdoors and/or outside of an enclosed structure in the PDR-1-G (Production, Distribution, and Repair) District; urging the Planning Department, with input from the Office of Economic and Workforce Development, to study whether additional controls would ensure that Laboratory Uses are consistent with the City's goals for PDR space; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and Planning Code, Section 306.7.

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

Ayes: 3 - Melgar, Chen, Mahmood

251244 [Interim Zoning Controls - Conditional Use Authorization for Certain Laboratory Uses in PDR-1-G]**Sponsors: Fielder; Walton**

Resolution imposing interim zoning controls for 18 months to require a Conditional Use authorization and specified findings for proposed Laboratory Uses in the PDR-1-G (Production, Distribution, and Repair) District; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and Planning Code, Section 306.7.

Duplicated from File No. 251116.

Chair Melgar moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 1, by inserting 'Certain'; on Page 1, Lines 5-6, by inserting ', excluding chemistry or analytical laboratories, biological laboratories, and animal facilities or vivariums'; on Page 3, Lines 5-11, to read 'WHEREAS, Since the adoption of the Plan in 2008, the Knowledge Sector economy has proliferated in the Mission, particularly in the PDR-1-G; while many types of Laboratory Uses, including chemistry, biochemistry, analytical laboratories, biological laboratories, and animal facilities, conduct analytical work in traditional "wet" and "dry" labs, other types of Laboratory Uses conduct R&D activities primarily in a space that looks and functions like an office, where some operators perform predominately office uses'; on Page 5, Line 23, through Page 6, Line 8, to read 'RESOLVED, That in the PDR-1-G district, any proposed Laboratory Use, as defined in Section 102 of the Planning Code, shall require Conditional Use authorization pursuant to Planning Code, Section 303, while these Interim Zoning Controls are in effect; the foregoing control shall not apply to the following types of Laboratory Uses: (a) Chemistry, biochemistry, or analytical laboratory; (b) Biological laboratories including those classified by the Centers for Disease Control (CDC) and National Institutes of Health (NIH) as Biosafety level 1, Biosafety level 2, or Biosafety level 3; and/or (c) Animal facility or vivarium, including laboratories classified by the CDC/NIH as Animal Biosafety level 1, Animal Biosafety level 2, or Animal Biosafety level 3; and, be it'. The motion carried by the following vote:

Ayes: 3 - Melgar, Chen, Mahmood

Resolution imposing interim zoning controls for 18 months to require a Conditional Use authorization and specified findings for proposed Laboratory Uses in the PDR-1-G (Production, Distribution, and Repair) District, excluding chemistry or analytical laboratories, biological laboratories, and animal facilities or vivariums; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and Planning Code, Section 306.7.

Chair Melgar moved that this Resolution be CONTINUED TO CALL OF THE CHAIR AS AMENDED. 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 2:56 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.