



**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, Matt Dorsey*

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

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**Monday, September 28, 2026**

**1:30 PM**

**City Hall, Legislative Chamber, Room 250**

**Regular Meeting**

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**Present:** 3 - Myrna Melgar, Chyanne Chen, and Matt Dorsey

*The Land Use and Transportation Committee met in regular session on Monday, September 28, 2026, 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 Dorsey 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](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

### **261026** [Commemorative Plaque - Mark Bittner - Greenwich Steps]

**Sponsors: Melgar; Mandelman and Dorsey**

Resolution authorizing the Director of Public Works to approve the installation of a commemorative street plaque to honor the legacy of Mark Bittner, a San Francisco icon remembered for championing the Wild Parrots of Telegraph Hill, provided that the installation shall be approved following the Arts Commission's approval of the commemorative street plaque design and the Director's review of all corresponding permit application materials, and the commemorative street plaque shall be installed on the Public Works' retaining wall that is part of the Greenwich Street Stairway (Roadway Structures Information System [RSIS] # 289) adjacent to 241 Greenwich Street, San Francisco.

09/15/26; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

09/18/26; REFERRED TO DEPARTMENT. Referred to Public Works for informational purposes.

*Heard in Committee. Speaker(s): None.*

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

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

Ayes: 3 - Melgar, Chen, Dorsey

### **260837** [Environment Code - Municipal Green Building Requirements]

**Sponsor: Mandelman**

Ordinance amending the Environment Code to update and strengthen the Green Building Requirements for New Construction, Major Renovation, and Tenant Improvement of City Buildings; and affirming the Planning Department's determination under the California Environmental Quality Act.

07/21/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/20/2026.

07/29/26; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Environment Department for informational purposes.

09/25/26; 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 reasonably foreseeable indirect physical change in the environment.

*Heard in Committee. Speaker(s): Grace Huang (Office of Supervisor Rafael Mandelman); Nik Kaestner (Department of the Environment); presented information and answered questions raised throughout the discussion.*

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

Ayes: 3 - Melgar, Chen, Dorsey

**260955 [Transfer of the Fillmore Heritage Center Commercial Parcel, Garage Parcel, and Ellis Driveway - Office of Community Investment and Infrastructure - Mayor's Office of Housing and Community Development]**

**Sponsor: Mahmood**

Resolution approving and authorizing the acceptance of the Fillmore Heritage Center Commercial Parcel, Garage Parcel, and Ellis Driveway from the Office of Community Investment and Infrastructure, serving as the Successor Agency to the Redevelopment Agency of the City and County of San Francisco to the City and County of San Francisco; placing these parcels under Mayor's Office of Housing and Community Development, in accordance with the Redevelopment Dissolution Law; finding the proposed transaction is in conformance with the General Plan, and the eight priority policies of the Planning Code, Section 101.1; and adopting findings under the California Environmental Quality Act; and authorizing the Director of Property to execute documents, make certain modifications as necessary, and take certain actions in furtherance of the acceptance of Fillmore Heritage Center and this Resolution, as defined herein. (Real Estate Department)

08/21/26; RECEIVED FROM DEPARTMENT.

09/01/26; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

*Heard in Committee. Speaker(s): Supervisor Bilal Mahmood (Board of Supervisors); Benjamin McCloskey (Mayor's Office of Housing and Community Development); Diana Ponce de Leon (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion.*

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

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

Ayes: 3 - Melgar, Chen, Dorsey

**260709 [Planning Code - Story Count and Mezzanines]****Sponsor: Mahmood**

Ordinance amending the Planning Code to revise the size threshold for when a mezzanine is considered a separate story from one-third to one-half of the floor area of the story or room in which the mezzanine is located; 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 convenience, necessity, and welfare under Planning Code, Section 302.

06/16/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/16/2026.

06/23/26; 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.

07/22/26; 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 reasonably foreseeable indirect physical change in the environment.

09/24/26; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on September 10, 2026, and recommended approval of the proposed legislation with modifications.

*Heard in Committee. Speaker(s): Supervisor Bilal Mahmood (Board of Supervisors); Tate Hanna (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 3-6, to read 'Ordinance amending the Planning Code to revise the size threshold for when a mezzanine is considered a separate story to include larger mezzanines permitted by the Building Code'; on Page 2, Line 20, through Page 3, Line 3, to read 'Any mezzanine, or intermediate level, shall be considered part of a story constituted by another floor provided it is an open and integral part of the story or room of which it is a portion. There shall be only one such mezzanine per story and it shall have a minimum glazed or unglazed opening of 50% on the interior side of the room or story and an area not exceeding one-third of the floor area of the story or room in which it is located, unless the building meets any of the listed exceptions present in Section 505.2.1 of the Building Code, in which case the mezzanine may not exceed the listed percentage of the floor area in the applicable exception. Any mezzanine not meeting these criteria shall be considered a separate story.'; and making conforming amendments in Section 890.118. The motion carried by the following vote:**

Ayes: 3 - Melgar, Chen, Dorsey

Ordinance amending the Planning Code to revise the size threshold for when a mezzanine is considered a separate story to include larger mezzanines permitted by the Building Code; 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 convenience, necessity, and welfare under Planning Code, Section 302.

**Chair Melgar moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of October 5, 2026. The motion carried by the following vote:**

Ayes: 3 - Melgar, Chen, Dorsey

**260539 [Administrative Code - Local Implementation - California Environmental Quality Act]****Sponsors: Mahmood; Dorsey, Sauter and Melgar**

Ordinance amending the Administrative Code to simplify and streamline procedures for local compliance with the California Environmental Quality Act (CEQA), including removing shadow analysis as a specific type of environmental impact, reducing the time to appeal CEQA determinations to the Board of Supervisors from 30 to 15 days, and removing some procedures for environmental documents that are not required by CEQA; to implement recent changes in state law regarding the timing of compliance with CEQA; and affirming the Planning Department's determination under CEQA.

05/19/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/18/2026.

05/29/26; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Planning Commission for review of Administrative Code amendment which would have an impact on planning.

06/24/26; 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 reasonably foreseeable indirect physical change in the environment.

07/07/26; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Mahmood introduced a substitute Ordinance bearing the same title.

07/10/26; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Planning Commission for review of Administrative Code amendment which would have an impact on planning.

07/28/26; 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 reasonably foreseeable indirect physical change in the environment.

08/04/26; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on July 23, 2026, and recommended approval of the proposed legislation.

*Heard in Committee. Speaker(s): Supervisor Bilal Mahmood (Board of Supervisors); Lisa Gibson, Kei Zushi, and Ryan Shum (Planning Department); presented information and answered questions raised throughout the discussion. Ben Ewing; Katherine; Jules; Mo Zu; Xavier; spoke in support of the ordinance matter. Eric Brooks; Dr. Sumchai Ahimsa; Lance Karnes; Bridget Maley; Speaker; spoke in opposition to the ordinance matter. Witt Turner; shared various concerns regarding the ordinance matter.*

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

**DUPLICATED**

*See duplicate File No. 261079.*

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

Ayes: 3 - Melgar, Chen, Dorsey

**261079 [Administrative Code - Local Implementation - California Environmental Quality Act]****Sponsors: Mahmood; Dorsey and Sauter**

Ordinance amending the Administrative Code to simplify and streamline procedures for local compliance with the California Environmental Quality Act (CEQA), including removing shadow analysis as a specific type of environmental impact, reducing the time to appeal CEQA determinations to the Board of Supervisors from 30 to 15 days, and removing some procedures for environmental documents that are not required by CEQA; to implement recent changes in state law regarding the timing of compliance with CEQA; and affirming the Planning Department's determination under CEQA.

*Duplicated from File No. 260539.*

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

Ayes: 3 - Melgar, Chen, Dorsey

Chair Melgar requested that File Nos. 260724 and 260770 be heard together.

**260724 [Amended and Restated Development Agreement - California Barrel Company LLC - Potrero Power Station Mixed-Use Development Project]**

**Sponsors: Mayor; Walton and Mandelman**

Ordinance approving an Amended and Restated Development Agreement between the City and County of San Francisco and California Barrel Company LLC, a Delaware limited liability company, for the Potrero Power Station Mixed-Use Development Project; including but not limited to amendments to its Housing Plan, Transportation Plan, and Phasing Plan; affirming the applicability of certain Code waivers with respect to the Amended and Restated Development Agreement; waiving certain provisions of the Public Works Code to the extent inconsistent with the Amended and Restated Development Agreement; making findings under the California Environmental Quality Act; and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

06/30/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/30/2026.

07/07/26; 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.

08/21/26; RESPONSE RECEIVED. CEQA clearance under Addendum 2 to the Potrero Power Station Mixed-use Project - 1201A Illinois Street EIR issued on 7/16/2026. (Case No. 2017-011878ENV)

08/24/26; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on July 30, 2026, and recommended approval of the proposed legislation with modifications.

09/11/26; NOTICED. Ten-day notice for for September 21, 2026 Land Use and Transportation committee hearing posted; mailed to local agencies, landowners and affected taxing entities; and published in the Examiner as required pursuant to Administrative Code, Section 56.8(b)(1) and Government Code, Sections 53398.11 and 53398.12.

09/21/26; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speaker(s): Jon Lau (Office of Economic and Workforce Development); Monica Giacomucci (Planning Department); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Zach Weisenberger (Young Community Developers); Jeantelle Laberinto (Race & Equity in all Planning Coalition); Bill Blackwell (U. A. Local 38 Plumbers and Pipefitters); Shellena Eskridge, Executive Director (Homeless Prenatal Program); Jamie Bruning-Miles, President & CEO (YMCA of Greater San Francisco); Rashaida Nirobe, Director (Sistas with Tools); Bruce Huey; Elain Sprague Stuebe (Friends of Jackson Park); shared various concerns regarding the ordinance matter.

09/21/26; CONTINUED AS AMENDED.

*Heard in Committee. Speaker(s): Jon Lau (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion. Alison Heath (Potrero Boosters); Demario Gregory; Dr. Sumchai Ahimsa; shared various concerns regarding 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, Dorsey

**260770 [Planning Code; Zoning Map - Potrero Power Station Special Use District]****Sponsors: Mayor; Walton and Mandelman**

Ordinance amending the Planning Code and Zoning Map for the Potrero Power Station Special Use District (SUD) to increase height limits and modify the land use, parking, rooftop appurtenance, building design, and building approval requirements applicable to the SUD; adopting findings 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.

06/30/26; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/30/2026.

07/07/26; 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.

07/24/26; RESPONSE RECEIVED. CEQA clearance under Addendum 2 to the Potrero Power Station Mixed-use Project - 1201A Illinois Street EIR issued on July 16, 2026. (Case No. 2017-011878ENV).

08/24/26; RESPONSE RECEIVED. The Planning Commission held a duly-noticed hearing on July 30, 2026, and recommended approval of the proposed legislation with modifications.

09/11/26; NOTICED. Ten-day notice for September 21, 2026 Land Use and Transportation committee hearing posted and published in the Examiner and posted, pursuant to California Government Code, Sections 65856 & 65090.

09/21/26; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speaker(s): Jon Lau (Office of Economic and Workforce Development); Monica Giacomucci (Planning Department); Brad Russi (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Zach Weisenberger (Young Community Developers); Jeantelle Laberinto (Race & Equity in all Planning Coalition); Bill Blackwell (U. A. Local 38 Plumbers and Pipefitters); Shellena Eskridge, Executive Director (Homeless Prenatal Program); Jamie Bruning-Miles, President & CEO (YMCA of Greater San Francisco); Rashaida Nirobe, Director (Sistas with Tools); Bruce Huey; Elain Sprague Stuebe (Friends of Jackson Park); shared various concerns regarding the ordinance matter.

09/21/26; CONTINUED AS AMENDED.

*Heard in Committee. Speaker(s): Jon Lau (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion. Alison Heath (Potrero Boosters); Demario Gregory; Dr. Sumchai Ahimsa; shared various concerns regarding the ordinance matter.*

**Vice Chair Chen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 15, Lines 15-19, to read '(6) Public Utility Yard and Storage Yards are P on Blocks 5 and 13. Wireless Telecommunications Services (WTS) Facility Macro and WTS Facility Micro are P on all Blocks, Public and Private Open Spaces, and the Stack. All other Utility and Infrastructure Uses (including Internet Service Exchange uses and data center uses) are NP. The motion carried by the following vote:**

Ayes: 3 - Melgar, Chen, Dorsey

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

Ayes: 3 - Melgar, Chen, Dorsey

## ADJOURNMENT

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 3:09 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.*