City and County of San Francisco

Meeting Agenda

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

Monday, November 30, 2026 **1:30 PM** **City Hall, Legislative Chamber, Room 250**

Regular Meeting

ROLL CALL AND ANNOUNCEMENTS

COMMUNICATIONS

AGENDA CHANGES

REGULAR AGENDA

1. **261104** **[Administrative Code - Evictions Due to Nuisance]**

Sponsors: Melgar; Sauter, Fielder and Chen

Ordinance amending the Administrative Code to clarify requirements and raise the threshold for evicting residential tenants due to nuisances; prohibit eviction due to property damage when landlords have allowed tenants to pay for the damage; extend the statute of limitations period for wrongful eviction claims to three years, with limited exceptions; and deleting certain obsolete provisions.

10/6/26; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

10/15/26; REFERRED TO DEPARTMENT.

11/3/26; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/10/26; REFERRED TO DEPARTMENT.

11/16/26; DUPLICATED.

11/16/26; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

11/16/26; CONTINUED AS AMENDED.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on December 1, 2026.

2. **260920** **[Planning Code - Landmark Designation - Brown-Metzger Mansion]**

Ordinance amending the Planning Code to designate the Brown-Metzger Mansion, located at 2209 Van Ness Avenue, Assessor's Parcel Block No. 0570, Lot No. 029, on the west side of Van Ness Avenue between Broadway Avenue and Vallejo Street, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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. (Historic Preservation Commission)

8/14/26; RECEIVED FROM DEPARTMENT.

9/1/26; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

10/23/26; NOTICED.

11/2/26; CONTINUED.

3. **261150** **[Sunnydale HOPE SF - Street and Public Infrastructure Acceptance; Official Right of Way Widths, Sidewalk Widths, and Street Grades]**

Sponsor: Walton

Ordinance conditionally accepting irrevocable offers of public infrastructure associated with the Sunnydale HOPE SF Project, Phase 3, including an offer of improvements for infrastructure located within portions of Blythdale, Brookdale, Geneva, Sunnydale, and Velasco Avenues, Santos Street, and Sunrise Way, and an offer of dedication of real property and easements underlying a portion of the streets; dedicating the public improvements for public use; designating the public improvements for public street and roadway purposes, as specified; accepting the public infrastructure for City maintenance and liability purposes, subject to specified limitations; establishing official street grades, sidewalk, and public right-of-way widths, as specified; amending Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," to establish official sidewalk widths on Blythdale, Brookdale, Sunnydale, and Velasco Avenues, Santos Street, and Sunrise Way; delegating authority to the Public Works Director to determine and confirm completion of all conditions required to effect acceptance of the public infrastructure; accepting a Public Works Order recommending various actions in regard to the public infrastructure; adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

10/20/26; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on December 1, 2026.

4. **251081** **[Planning, Administrative Codes - Expansion of Limited Commercial Uses]**
Sponsor: Fielder

Ordinance amending the Planning Code to allow Limited Commercial Uses to expand with Conditional Use ("CU") authorization; waive the CU requirement to allow the Planning Department to administratively approve the expansion, provided residential uses are not significantly impacted as specified, including requirements that the Limited Commercial Use does not expand into or reduce the size of a residential unit and that specified housing amenities or services will not be significantly reduced by the expansion; and allow the Zoning Administrator or Planning Commission to approve Limited Commercial Use expansions into the rear yard; amending the Administrative Code to establish a process for notifying residential tenants that would be affected by a Limited Commercial Use expansion and obtaining a Rent Board determination regarding whether the expansion would result in a significant reduction in housing amenities or services; 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.

10/28/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/7/25; REFERRED TO DEPARTMENT.

11/14/25; RESPONSE RECEIVED.

2/11/26; RESPONSE RECEIVED.

11/17/26; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee.

5. **260963** **[Planning Code - Noncomplying Unpermitted Residential Yard Structures]**
Sponsor: Mandelman

Ordinance amending the Planning Code to extend eligibility for noncomplying status to unpermitted residential yard structures from those structures constructed before 2003 to those constructed before 2010; 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 under Planning Code, Section 302.

9/1/26; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

9/18/26; REFERRED TO DEPARTMENT.

10/1/26; RESPONSE RECEIVED.

11/10/26; RESPONSE RECEIVED.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on December 1, 2026.

6. **261019** **[Planning Code - Storefront Window Transparency and Fenestration for Adult Businesses]**

Sponsors: Mandelman; Dorsey and Sherrill

Ordinance amending the Planning Code to exempt Adult Sex Venues and Adult Businesses from storefront window transparency and fenestration requirements; 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.

9/15/26; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

9/18/26; REFERRED TO DEPARTMENT.

10/1/26; RESPONSE RECEIVED.

11/19/26; RESPONSE RECEIVED.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on December 1, 2026.

ADJOURNMENT

NOTE: Pursuant to Government Code Section 65009, the following notice is hereby given: if you challenge, in court, the general plan amendments or planning code and zoning map amendments described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

LEGISLATION UNDER THE 30-DAY RULE

NOTE: The following legislation will not be considered at this meeting. Board Rule 3.22 provides that when an Ordinance or Resolution is introduced which would CREATE OR REVISE MAJOR CITY POLICY, the Committee to which the legislation is assigned shall not consider the legislation until at least thirty days after the date of introduction. The provisions of this rule shall not apply to the routine operations of the departments of the City or when a legal time limit controls the hearing timing. In general, the rule shall not apply to hearings to consider subject matter when no legislation has been presented, nor shall the rule apply to resolutions which simply URGE action to be taken.

261174 **[Planning Code, Zoning Map - City Property on Laguna Honda Boulevard Adjacent to a Previously Vacated Portion of Noriega Street, Gift Acceptance]**

Sponsor: Melgar

Ordinance amending the Planning Code and Zoning Map to rezone City property identified as Assessor's Parcel Block No. 2044, Lot No. 035, along Laguna Honda Boulevard adjacent to a previously vacated portion of Noriega Street, from P/OS (Public/Open Space) to RH-2 (Residential Housing, Two-Family)/40-X; accepting monetary gifts totaling $31,000 for the maintenance of parcels on Edgehill Mountain along Kensington Way adjacent to Vasquez Avenue that the City will receive in exchange for the above referenced Lot No. 035 and other City property in the vicinity; affirming the Planning Commission'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 302.

10/27/26; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

11/4/26; REFERRED TO DEPARTMENT.

261208 **[Summary Easement Vacation - Portions of Humboldt and Delaware Streets - Certain Private Lots in the Potrero Power Station Project Site]**

Sponsor: Walton

Ordinance ordering the summary vacation of public service easements for fire access on portions of Humboldt Street, Delaware Street, and certain private streets, open space and other private lots in the Potrero Power Station project area; finding that the public service easements for fire access are not necessary for the City's use and is exempt surplus properly under the California Surplus Land Act; authorizing the City to quitclaim its interest in the vacation area to the property owner; waiving the appraisal requirement of Administrative Code, Chapter 23, in connection with the conveyance of the street vacation area; authorizing official acts in connection with this Ordinance; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

11/3/26; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

261261 **[Planning Code - Interim Housing at 610 Fillmore Street]**

Sponsor: Mahmood

Ordinance amending the Planning Code to allow a tourist hotel located at 610 Fillmore Street to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

11/17/26; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

The Levine Act

Pursuant to California Government Code, Section 84308, Members of the Board who have received campaign contributions totaling more than $500 may be required to disclose that fact on the record of the proceeding. Parties and their paid agents may also be required to disclose on the record any campaign contributions made to a Member of the Board that meets the following qualifications for disclosure. A Member of the Board of Supervisors is disqualified and must recuse themselves on any agenda item involving business, professional, trade, and land use licenses or permits and all other entitlements for use, if they received more than $500 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant within the 12 months prior to the final decision; and for 12 months following the date of the final decision, a Member of the Board shall not accept, solicit, or direct a campaign contribution of $500 or more from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant. The foregoing statements do not constitute legal advice. Parties, participants, and their agents are urged to consult their own legal counsel regarding the requirements of the law. For more information about these disclosures, visit sfethics.org.

Agenda Item Information

Each item on the Consent or Regular agenda may include the following 1) Legislation; 2) Budget and Legislative Analyst report; 3) Department or Agency cover letter and/or report; 4) Public correspondence. These items are available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244 or at sf.gov/sfbos-lrc.

Meeting Procedures

The Board of Supervisors is the legislative body of the City and County of San Francisco. The Board has several standing committees where legislation is the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing nor take public comment on matters which have been heard in committee. An opportunity for members of the public to provide remote comment is provided at full Board of Supervisors meetings (remote comment is not provided at committees), as required by California Government Code, Sections 54953.4 et seq.

Board procedures do not permit: 1) vocal or audible support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones or electronic devices; 3) bringing in or displaying signs in the meeting room; or 4) standing in the meeting room. Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives; except that public speakers using interpretation assistance will be allowed to testify for twice the amount of time. Members of the public who want to display a document should place it on the overhead during their public comment and remove the document when they want the screen to return to live coverage of the meeting.

IMPORTANT INFORMATION: The public is encouraged to testify at Board and Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding agenda items for the official public record. Written communications should be submitted to the Clerk of the Board or the Clerk of the Committee: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications not received prior to the hearing may be delivered to the Clerk of the Board or the Clerk of the Committee and will be shared with the Members.

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AGENDA PACKET: Available at sf.gov/sfbos-meetings. Meetings are cablecast on SFGovTV, at sf.gov/tv or your Local Cable Channel (see your provider for channel listing).

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese, Filipino and Vietnamese for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact bos@sfgov.org or call (415) 554-5184.

傳譯服務：所有常規及特別市參事會會議和常務委員會會議將提供西班牙文，中文，菲律賓文，以及越南文的傳

譯服務，但必須在會議前最少兩（2）個工作日作出請求，以確保能獲取到傳譯服務．將因應請求提供交替傳譯服務，以便公眾向有關政府機構發表意見．如需更多資訊或請求有關服務，請發電郵至 bos@sfgov.org 或致電（415）554-5184 聯絡我們.

INTÉRPRETES DE IDIOMAS: Para asegurar la disponibilidad de los servicios de interpretación en chino, filipino español y vietnamita, presente su petición por lo menos con dos (2) días hábiles de antelación previo a la reunión. Para más información o para solicitar los servicios, envíe su mensaje a bos@sfgov.org o llame al (415) 554-5184.

TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan para sa taga salin-wika sa Kastila, Tsino, Filipino at Vietnamese nang hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa bos@sfgov.org o tumawag sa (415) 554-5184.

PHIÊN DỊCH VIÊN: Dịch vụ ngôn ngữ bằng tiếng Tây Ban Nha, tiếng Trung, tiếng Filipino và tiếng Việt được cung cấp nếu quý vị gửi yêu cầu ít nhất hai (2) ngày làm việc trước cuộc họp, để đảm bảo có phiên dịch viên. Để biết thêm thông tin hoặc yêu cầu dịch vụ, vui lòng liên hệ qua email bos@sfgov.org hoặc gọi số (415) 554-5184.

Americans with Disabilities Act (ADA) and Reasonable Accommodations

Title II of the ADA and City policy enable people with disabilities to have equal access to all City services, activities, and benefits. Board and Committee meetings are real-time captioned and cablecast open-captioned on SFGovTV (sf.gov/tv) or your Local Cable Channel (see your provider for channel listing). [WN1.1]Agendas and minutes are available on the Board's website sf.gov/sfbos and adhere to web development Federal Access Board's Section 508 Guidelines. For reasonable accommodations, email bos@sfgov.org, or call (415) 554-5184 or (415) 554-5227(TTY). Requests made at least two (2) business days in advance of the meeting will help to ensure availability.

Know Your Rights Under The Sunshine Ordinance

Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This Ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the Ordinance, contact by mail at Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-5163; or by email at sotf@sfgov.org. Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67, on the Internet at sf.gov/sotf.

Ethics Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (Campaign & Governmental Conduct Code, Section 2.100) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; (415) 252-3100; fax (415) 252-3112; website sfethics.org.

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit sfethics.org.