



# 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: Aaron Peskin, Ahsha Safai, Matt Haney*

*Clerk: Erica Major (415) 554-4441*

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Monday, April 22, 2019

1:30 PM

City Hall, Legislative Chamber, Room 250

#### Regular Meeting

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**Present:** 3 - Aaron Peskin, Ahsha Safai, and Matt Haney

*The Land Use and Transportation Committee met in regular session on Monday, April 22, 2019, with Chair Aaron Peskin presiding. Chair Peskin called the meeting to order at 1:31 p.m.*

### ROLL CALL AND ANNOUNCEMENTS

*On the call of the roll, Chair Peskin and Member Haney were noted present. A quorum was present.*

*Vice Chair Safai was noted present at 1:33 p.m.*

### AGENDA CHANGES

*There were no agenda changes.*

## REGULAR AGENDA

### 190237 [Plumbing Code - Placement and Minimum Size of Building Traps]

**Sponsor: Peskin**

Ordinance amending the Plumbing Code to add a requirement for the placement and minimum size of building traps; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this ordinance to the California Building Standards Commission upon final passage. (Building Inspection Commission)

02/27/19; RECEIVED FROM DEPARTMENT.

03/12/19; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 4/11/2019.

03/15/19; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

04/09/19; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. 4/9/19 - Supervisor Peskin introduced a substitute Ordinance bearing a new title.

04/15/19; RESPONSE RECEIVED. The Building Inspection declined to re-hear the matter as it was not needed.

04/15/19; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; referred to the Building Inspection Commission for comment and recommendation.

04/18/19; 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 change in the environment.

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

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

Ayes: 3 - Peskin, Safai, Haney

**190112 [Summary Street Vacation - Francisco Street in Connection with Francisco Park Improvements - Interdepartmental Property Transfer]****Sponsor: Stefani**

Ordinance ordering the summary street vacation of the 900 block of Francisco Street, generally bounded by Assessor's Parcel Block No. 0046 to the north, Assessor's Parcel Block No. 0047 to the south, Larkin Street to the west, and Hyde Street to the east, as part of the development of Francisco Park, subject to certain terms and conditions, and approving a conditional interdepartmental transfer of the vacation area from Public Works to the Recreation and Park Department; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance, as defined herein.

01/29/19; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/28/2019.

04/03/19; REFERRED TO DEPARTMENT. Hearing notice submitted to Public Works for posting.

04/04/19; RESPONSE RECEIVED. Public Works confirmed on-site posting and submitted signed affidavit, pursuant to Streets and Highways Code Section 8317.

04/07/19; NOTICED. First 14 Day Notice for 4/22/2019 Land Use and Transportation Committee hearing published in the Examiner and posted pursuant to Streets and Highways Code Section 8320 and 8322.

04/14/19; NOTICED. Second 14 Day Notice for 4/22/2019 Land Use and Transportation Committee hearing published in the Examiner and posted pursuant to Streets and Highways Code Section 8320 and 8322.

*Heard in Committee. Speakers: Ernie Banks (Public Works); presented information and answered questions raised throughout the discussion. Mr. Wright; spoke on various concerns relating to the hearing matter.*

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

Ayes: 3 - Peskin, Safai, Haney

Chair Peskin requested File Nos. 190249, 190250, and 190251 be called together.

**190249 [Development Agreement - SYTS Investments, LLC - 915 Cayuga Avenue]**

**Sponsor: Safai**

Ordinance approving a Development Agreement between the City and County of San Francisco and SYTS Investments, LLC, for the development project at 915 Cayuga Avenue, with various public benefits including significantly more below market rate units than otherwise required; making findings under the California Environmental Quality Act and findings of consistency with the General Plan, and eight priority policies of Planning Code, Section 101.1(b); confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B and 56; and ratifying certain actions taken in connection therewith, as defined herein.

03/05/19; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 4/4/2019.

03/12/19; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

04/12/19; NOTICED. 10-Day Notice Published in the Examiner and mailed to property owners and local agencies pursuant to Planning Code Section 56.8, 306.3, and 56.14 and Government Code Section 65867.

04/16/19; RESPONSE RECEIVED. On April 11, 2019, the Planning Commission met and held a duly noticed hearing and recommended approval with modification.

*Heard in Committee. Speakers: Veronica Flores (Planning Department); Crezia Tano Lee (Port Department); Jon Givner (Office of the City Attorney); Sufi Tahbazof Hariri and Reza Khoshnevisan (SIA Consulting); presented information and answered questions raised throughout the discussion. Westly Smooke; George Snooko; spoke in support of the hearing matter. Mr. Wright; Jonathan Burbaum; Sanjai Harris; spoke on various concerns relating to the hearing matter.*

**Vice Chair Safai moved that this Ordinance be AMENDED, on Page 2, Line 2, by striking ‘and 11C’ from the legislation to correctly reflect the property referenced at 915 Cayuga Avenue, Assessor’s Block No. 6954, Lot No. 39. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Haney

**Vice Chair Safai moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Haney

**190250 [Planning Code, Zoning Map - Cayuga/Alemany Special Use District]****Sponsor: Safai**

Ordinance amending the Planning Code to establish the Cayuga/Alemany Special Use District (SUD) for the property located at 915 Cayuga Avenue (Assessor's Parcel Block No. 6954, Lot Nos. 039 and 011C); amending the Zoning Map to add the Cayuga/Alemany SUD and to change the height limit on Assessor's Parcel Block No. 6954, Lot Nos. 039 and 011C, to 65-X; affirming the Planning Department's California Environmental Quality Act findings; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101; and making findings of public convenience, necessity, and welfare under Planning Code, Section 302.

03/05/19; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 4/4/2019.

03/19/19; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. Supervisor Safai introduced a substitute Ordinance bearing the same title.

03/26/19; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

04/12/19; NOTICED. 10-Day Notice for 4/22/2019 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

04/16/19; RESPONSE RECEIVED. On April 11, 2019, the Planning Commission met and held a public hearing and recommended approval with modifications for the proposed legislation.

*Heard in Committee. Speakers: Veronica Flores (Planning Department); Crezia Tano Lee (Port Department); Jon Givner (Office of the City Attorney); Sufi Tahbazof Hariri and Reza Khoshnevisan (SIA Consulting); presented information and answered questions raised throughout the discussion. Westly Smooke; George Snooko; spoke in support of the hearing matter. Mr. Wright; Jonathan Burbaum; Sanjai Harris; spoke on various concerns relating to the hearing matter.*

**Vice Chair Safai moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING NEW TITLE, by striking 'Lot No. 011C' throughout the legislation to correctly reflect the property referenced at 915 Cayuga Avenue, Assessor's Block No. 6954, Lot No 39. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Haney

Ordinance amending the Planning Code to establish the Cayuga/Alemany Special Use District (SUD) for the property located at 915 Cayuga Avenue (Assessor's Parcel Block No. 6954, Lot Nos. 039); amending the Zoning Map to add the Cayuga/Alemany SUD and to change the height limit on Assessor's Parcel Block 6954, Lot No. 039, to 65-X; affirming the Planning Department's California Environmental Quality Act findings; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101; and making findings of public convenience, necessity, and welfare under Planning Code, Section 302.

**Vice Chair Safai moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Haney

**190251 [Planning Code - Zoning Map Amendment]****Sponsor: Safai**

Ordinance amending the Zoning Map to change the zoning district on Assessor's Parcel Block No. 6954, Lot No. 039, from RH-1 (Residential, House District, One Family) and Excelsior Outer Mission Street Neighborhood Commercial District to Excelsior Outer Mission Street Neighborhood Commercial District; and to change the zoning district on Assessor's Parcel Block No. 6954, Lot No. 011C, from RH-1 to Excelsior Outer Mission Street Neighborhood Commercial District; affirming the Planning Department's California Environmental Quality Act findings; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101; and making findings of public convenience, necessity, and welfare under Planning Code, Section 302.

03/05/19; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 4/4/2019.

03/13/19; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

04/12/19; NOTICED. 10-Day Notice for 4/22/2019 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

04/16/19; RESPONSE RECEIVED. On April 11, 2019, the Planning Commission met and held a public hearing and recommended approval with modifications for the proposed legislation.

*Heard in Committee. Speakers: Veronica Flores (Planning Department); Crezia Tano Lee (Port Department); Jon Givner (Office of the City Attorney); Sufi Tahbazof Hariri and Reza Khoshnevisan (SIA Consulting); presented information and answered questions raised throughout the discussion. Westly Smooke; George Snooko; spoke in support of the hearing matter. Mr. Wright; Jonathan Burbaum; Sanjai Harris; spoke on various concerns relating to the hearing matter.*

**Vice Chair Safai moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING NEW TITLE, by striking 'Lot No. 011C' throughout the legislation to correctly reflect the property referenced at 915 Cayuga Avenue, Assessor's Block No. 6954, Lot No. 39; and adding other clarifying and conforming changes. The motion carried by the following vote:**

Ordinance amending the Zoning Map to change the zoning district on Assessor's Parcel Block No. 6954, Lot No. 039, from RH-1 (Residential, House District, One-Family) and Excelsior Outer Mission Street Neighborhood Commercial District to Excelsior Outer Mission Street Neighborhood Commercial District; affirming the Planning Department's California Environmental Quality Act findings; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101; and making findings of public convenience, necessity, and welfare under Planning Code, Section 302.

**Vice Chair Safai moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Haney

**190301 [Hearing - Citywide Survey of Historic Resources]****Sponsor: Peskin**

Hearing to receive a status report and updated work plan for a Citywide Survey of Historic Resources in San Francisco, including the methodology and staffing resources required for a complete documentation of individual resources not previously designated to the National, California, or local register, and not previously evaluated in an area plan survey; and requesting the Planning Department to report.

03/12/19; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

03/15/19; REFERRED TO DEPARTMENT. Referred to the Planning Department for informational purposes and requesting the department to report.

*Heard in Committee. Speakers: Commissioner Kate Black (Historic Preservation Commission); M. Pilar LaValley (Planning Department); Supervisor Rafael Mandelman (Board of Supervisors); presented information and answered questions raised throughout the discussion. Mr. Wright; Speaker; spoke on various concerns relating to the hearing matter.*

**Chair Peskin moved that this Hearing be HEARD AND FILED. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Haney

**ADJOURNMENT**

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:46 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.*