



**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: Malia Cohen, Aaron Peskin*

*Clerk: Alisa Somera (415) 554-7711*

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Monday, January 9, 2017

2:00 PM

City Hall, Legislative Chamber, Room 250

**Rescheduled Meeting**

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**Present:** 2 - Malia Cohen, and Aaron Peskin

*The Land Use and Transportation Committee met in regular session on Monday, January 9, 2017, with Chair Malia Cohen presiding.*

**ROLL CALL AND ANNOUNCEMENTS**

*Chair Cohen called the meeting to order at 2:08 p.m. On the call of the roll, Chair Cohen and Vice Chair Peskin were noted present. There was a quorum.*

**AGENDA CHANGES**

*There were no agenda changes.*

## REGULAR AGENDA

### **161178 [General Plan Amendments - Implementing the City's Vision Zero Policy Regarding Pedestrian Safety]**

Ordinance amending the Transportation and Urban Design Elements of the General Plan to implement the City's Vision Zero policy regarding pedestrian safety; making findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and affirming the Planning Department's determination under the California Environmental Quality Act. (Planning Commission)

10/27/16; RECEIVED FROM DEPARTMENT.

11/15/16; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 12/15/2016.

12/13/16; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; and to Municipal Transportation Agency for informational purposes.

12/15/16; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

12/30/16; NOTICED. 10-Day notice published for 01/09/2017 Land Use and Transportation Committee hearing (Government Code Section 65090 et seq.).

*Heard in Committee. Speakers: Lily Langlois (Planning Department); presented information and answered questions raised throughout the discussion. Phil Chin (Chinatown Development Center); spoke in opposition to the proposed legislation.*

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

Ayes: 2 - Cohen, Peskin

**160656 [Planning Code - Medical Service Use - Sacramento Street Neighborhood Commercial District]****Sponsor: Farrell**

Ordinance amending the Planning Code to prohibit a change of use from a business or professional service use to a medical service use on the first floor or below in the Sacramento Street Neighborhood Commercial District; 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.

05/31/16; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/30/2016.

06/07/16; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; Planning Commission for public hearing and recommendation (per Planning Code, Section 302(b)); and Small Business Commission for comment and recommendation.

06/24/16; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

07/06/16; REMAIN ACTIVE. The Board of Supervisors adopted Resolution No. 267-16 (File No. 160724) on 6/28/2016, and the Mayor approved on 7/6/2016, which extended by 30 days the time which the Planning Commission has to provide a recommendation; new deadline 10/5/2016.

10/05/16; RESPONSE RECEIVED. 7/25/2016 - The Small Business Commission voted unanimously to recommend approval of the proposed legislation.

11/08/16; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Farrell submitted a substitute Ordinance bearing a new title.

11/17/16; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; to Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b); and to Small Business Commission for comment and recommendation.

11/29/16; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

12/02/16; RESPONSE RECEIVED. 11/17/2016 - The Planning Commission held a public hearing and recommended approval of the proposed legislation; Resolution No. 19777.

*Heard in Committee. Speakers: Kanishka Karunaratne (Office of Supervisors Mark Farrell); Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion.*

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

Ayes: 2 - Cohen, Peskin

Chair Cohen requested File Nos. 161308, 161159, 161160, 161309, 161162 and 161163 be called and heard together.

**161308 [General Plan Amendments - Potrero HOPE SF Project]**

Ordinance amending the General Plan in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan as proposed for amendment, 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)

12/02/16; RECEIVED FROM DEPARTMENT.

12/13/16; ASSIGNED to Land Use and Transportation Committee. President waived the 30-day hold pursuant to Board Rule 3.22.

12/30/16; NOTICED. 10-Day notice published for 01/09/2017 Land Use and Transportation Committee hearing (Government Code Section 65090 et seq.).

*Heard in Committee. Speakers: Theo Miller, Director, and Terry Owens (HOPE SF); Olsen Lee, Director (Mayor's Office of Housing and Community Development); Barbara Smith, Acting Executive Director (Housing Authority); Kate Hartley (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Dan Adams (BRIDGE Housing); Corey Smith (San Francisco Housing Action Coalition); Rainey Derr; Drew Jenkins (Mercy Housing); Jaron Moore; Mizelle Parker; Devon Gibson; Betsy Cardenas; Fabiola Nava Flores; Stella Scott; Uzuri Pease-Greene; Larry Jones; spoke in support of the proposed legislation.*

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

Ayes: 2 - Cohen, Peskin

**161159 [Planning Code - Potrero HOPE SF Special Use District]****Sponsor: Cohen**

Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, 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.

10/25/16; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/24/2016.

11/01/16; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; to Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b); and to Housing Authority, Mayor's Office of Housing and Community Development, Office of Economic and Workforce Development and Department of Building Inspection for informational purposes.

11/17/16; RESPONSE RECEIVED. CEQA Clearance under Planning Department Case No. 2010.0515E, for the Potrero HOPE SF EIR, certified December 10, 2015.

12/13/16; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Cohen submitted a substitute Ordinance bearing the same title

12/30/16; NOTICED. Included in 10-Day Noticing published for 01/09/2017 Land Use Transportation Committee hearing for Zoning Ordinance (File No. 161160) and General Plan Ordinance (File No. 161308) for information.

*Heard in Committee. Speakers: Theo Miller, Director, and Terry Owens (HOPE SF); Olsen Lee, Director (Mayor's Office of Housing and Community Development); Barbara Smith, Acting Executive Director (Housing Authority); Kate Hartley (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Dan Adams (BRIDGE Housing); Corey Smith (San Francisco Housing Action Coalition); Rainey Derr; Drew Jenkins (Mercy Housing); Jaron Moore; Mizelle Parker; Devon Gibson; Betsy Cardenas; Fabiola Nava Flores; Stella Scott; Uzuri Pease-Greene; Larry Jones; spoke in support of the proposed legislation.*

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

Ayes: 2 - Cohen, Peskin

**161160 [Planning Code, Zoning Map - Potrero HOPE SF Zoning Map Amendments]****Sponsor: Cohen**

Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, 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.

10/25/16; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/24/2016.

11/01/16; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; to Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b); and to Housing Authority, Mayor's Office of Housing and Community Development, Office of Economic and Workforce Development and Department of Building Inspection for informational purposes.

12/30/16; NOTICED. 10-Day notice published for 01/09/2017 Land Use and Transportation Committee hearing (Government Code Section 65856 and 65090).

*Heard in Committee. Speakers: Theo Miller, Director, and Terry Owens (HOPE SF); Olsen Lee, Director (Mayor's Office of Housing and Community Development); Barbara Smith, Acting Executive Director (Housing Authority); Kate Hartley (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Dan Adams (BRIDGE Housing); Corey Smith (San Francisco Housing Action Coalition); Rainey Derr; Drew Jenkins (Mercy Housing); Jaron Moore; Mizelle Parker; Devon Gibson; Betsy Cardenas; Fabiola Nava Flores; Stella Scott; Uzuri Pease-Greene; Larry Jones; spoke in support of the proposed legislation.*

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

Ayes: 2 - Cohen, Peskin

**161309 [General Plan Amendments - Sunnydale HOPE SF Project]**

Ordinance amending the General Plan in connection with the Sunnydale HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan as proposed for amendment, 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)

12/02/16; RECEIVED FROM DEPARTMENT.

12/13/16; ASSIGNED to Land Use and Transportation Committee. President waived the 30-day hold pursuant to Board Rule 3.22.

12/30/16; NOTICED. 10-Day notice published for 01/09/2017 Land Use and Transportation Committee hearing (Government Code Section 65090 et seq.).

*Heard in Committee. Speakers: Theo Miller, Director, and Terry Owens (HOPE SF); Olsen Lee, Director (Mayor's Office of Housing and Community Development); Barbara Smith, Acting Executive Director (Housing Authority); Kate Hartley (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Dan Adams (BRIDGE Housing); Corey Smith (San Francisco Housing Action Coalition); Rainey Derr; Drew Jenkins (Mercy Housing); Jaron Moore; Mizelle Parker; Devon Gibson; Betsy Cardenas; Fabiola Nava Flores; Stella Scott; Uzuri Pease-Greene; Larry Jones; spoke in support of the proposed legislation.*

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

Ayes: 2 - Cohen, Peskin

**161162 [Planning Code - Sunnydale HOPE SF Special Use District]****Sponsor: Cohen**

Ordinance amending the Planning Code to create the Sunnydale HOPE SF Special Use District to facilitate development of the Sunnydale HOPE SF project by modifying specific requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, 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.

10/25/16; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/24/2016.

11/01/16; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; to Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b); and to Housing Authority, Mayor's Office of Housing and Community Development, Office of Economic and Workforce Development and Department of Building Inspection for informational purposes.

12/13/16; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Cohen submitted a substitute Ordinance bearing the same title

12/30/16; NOTICED. Included in 10-Day Noticing published for 01/09/2017 Land Use Transportation Committee hearing for Zoning Ordinance (File No. 161163) and General Plan Ordinance (File No. 161309) for information.

*Heard in Committee. Speakers: Theo Miller, Director, and Terry Owens (HOPE SF); Olsen Lee, Director (Mayor's Office of Housing and Community Development); Barbara Smith, Acting Executive Director (Housing Authority); Kate Hartley (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Dan Adams (BRIDGE Housing); Corey Smith (San Francisco Housing Action Coalition); Rainey Derr; Drew Jenkins (Mercy Housing); Jaron Moore; Mizelle Parker; Devon Gibson; Betsy Cardenas; Fabiola Nava Flores; Stella Scott; Uzuri Pease-Greene; Larry Jones; spoke in support of the proposed legislation.*

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

Ayes: 2 - Cohen, Peskin

**161163 [Planning Code, Zoning Map - Sunnydale HOPE SF Zoning Map Amendments]****Sponsor: Cohen**

Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-11 and HT-11 in connection with the Sunnydale HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, 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.

10/25/16; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/24/2016.

11/01/16; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; to Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b); and to Housing Authority, Mayor's Office of Housing and Community Development, Office of Economic and Workforce Development and Department of Building Inspection for informational purposes.

12/30/16; NOTICED. 10-Day notice published for 01/09/2017 Land Use and Transportation Committee hearing (Government Code Section 65856 and 65090).

*Heard in Committee. Speakers: Theo Miller, Director, and Terry Owens (HOPE SF); Olsen Lee, Director (Mayor's Office of Housing and Community Development); Barbara Smith, Acting Executive Director (Housing Authority); Kate Hartley (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Dan Adams (BRIDGE Housing); Corey Smith (San Francisco Housing Action Coalition); Rainey Derr; Drew Jenkins (Mercy Housing); Jaron Moore; Mizelle Parker; Devon Gibson; Betsy Cardenas; Fabiola Nava Flores; Stella Scott; Uzuri Pease-Greene; Larry Jones; spoke in support of the proposed legislation.*

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

Ayes: 2 - Cohen, Peskin



**161241 [Interim Zoning Controls - Indoor Agriculture]****Sponsor: Mayor**

Resolution creating interim zoning controls to require conditional use authorization for indoor agriculture uses, as defined in Planning Code, Section 102, and other indoor agriculture uses in Production, Distribution, and Repair zoning districts; making findings of consistency with the eight priority policies of Planning Code, Section 101.1; and affirming the Planning Department's determination under the California Environmental Quality Act.

11/15/16; ASSIGNED to Land Use and Transportation Committee. 11/21/2016 - President Breed waived the 30-Day Rule for this matter (per Board Rule 3.23).

11/22/16; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; and to Planning Department and Office of Economic and Workforce Development for informational purposes.

11/25/16; NOTICED. 10-Day Notice published in the Examiner, pursuant to Planning Code Section 306.7(g) (no mailing required since the area is 30+ acres).

12/02/16; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

12/05/16; CONTINUED. Heard in Committee. Speaker: Female Speaker; presented information and answered questions raised throughout the discussion.

*Heard in Committee. Speakers: Laurel Arvanitidis (Mayor's Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion. Quentin C. Platt (San Francisco Cannabis Licensing Group); Dr. Chris Emerson (San Francisco Cannabis Licensing Group); Terrance Alan; Gwendolyn Gruesen; spoke in support of the proposed legislation. Will Skaarup; Luke Bruner; Nancy Do; Aaron Flynn; Ron Brandon; Anna Wyatt (The Betty Project); Brenden Aleman; spoke neither in support nor against the proposed legislation.*

**Vice Chair Peskin moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 4, Line 1, by changing 'eighteen months' to 'six months'; and by exempting buildings that were permitted for indoor agriculture on or before November 8, 2016. The motion carried by the following vote:**

Ayes: 2 - Cohen, Peskin

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

Ayes: 2 - Cohen, Peskin

## ADJOURNMENT

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 3:54 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.*