



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, Scott Wiener, Aaron Peskin

Clerk: Alisa Somera (415) 554-4447

Monday, January 25, 2016

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Malia Cohen, Scott Wiener, and Aaron Peskin

The Land Use and Transportation Committee met in regular session on Monday, January 25, 2016, with Chair Malia Cohen presiding.

ROLL CALL AND ANNOUNCEMENTS

Chair Cohen called the meeting to order at 1:36 p.m. On the call of the roll, Chair Cohen, Vice Chair Wiener, and Member Peskin were noted present. There was a quorum.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

151079 [Building Code - Definition of Vacant or Abandoned Buildings]

Sponsor: Tang

Ordinance amending the Building Code to provide that a building in probate shall not be considered vacant or abandoned for purposes of the annual registration requirement if it does not contribute to blight; and affirming the Planning Department's determination under the California Environmental Quality Act.

10/20/15; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/19/2015.

10/27/15; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Building Inspection Commission for public hearing and recommendation (per Charter, Section D33750-5); and Small Business Commission for review and recommendation.

11/23/15; 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.

12/17/15; RESPONSE RECEIVED. 12/16/2015 - The Building Inspection Commission held a public hearing and voted unanimously to support the proposed legislation.

Heard in Committee. Speakers: Ray Law (Office of Supervisor Katy Tang); William Strawn and Michael Gunell (Department of Building Inspection); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Cohen, Wiener, Peskin

Member Peskin, seconded by Chair Cohen, moved to rescind the previous vote. The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Peskin

Member Peskin, seconded by Chair Cohen, moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 5, by adding 'for a period not to exceed two years' after 'requirement', and adding 'complies with all codes and' after 'if it'; and Page 2, Lines 20 through 24, by changing Section 103A.4.1(3), to read '(3) The building complies with all codes, does not contribute to blight as defined in Chapter 80 of the San Francisco Administrative Code, and is undergoing a probate process that does not exceed two years. Upon expiration of the two-year period, the building shall become subject to the requirements of Section 103A.4.' The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Peskin

Ordinance amending the Building Code to provide that a building in probate shall not be considered vacant or abandoned for purposes of the annual registration requirement for a period not to exceed two years if it complies with all codes and does not contribute to blight; and affirming the Planning Department's determination under the California Environmental Quality Act.

Member Peskin, seconded by Chair Cohen, moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Peskin

151229 [Administrative Code - Notice to Tenants in Event of Eviction]**Sponsor: Tang**

Ordinance amending the Administrative Code to provide notice to tenants facing eviction regarding eligibility for City affordable housing programs, and to modify vacancy control requirements applicable to certain agreements with governmental agencies.

12/01/15; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 12/31/2015.

12/09/15; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and Community Development and Rent Board for informational purposes.

Heard in Committee. Speaker: Dyanna Quizon (Office of Supervisor Katy Tang); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Cohen, Wiener, Peskin

150914 [Planning Code - Affordable Housing as Principal Use]**Sponsor: Wiener**

Ordinance amending the Planning Code to permit affordable housing as a principal use and not requiring a conditional use permit, Section 309 review or large project authorization for affordable housing, except where residential uses are prohibited by the zoning, located in RH (Residential, House) zoning districts or on designated public open space or property under the jurisdiction of the Recreation and Park Department; affirming the Planning Department's determination under the California Environmental Quality Act; making Planning Code, Section 302 findings; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

09/15/15; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/15/2015.

09/22/15; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code, Section 302(b) for public hearing and recommendation.

09/22/15; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

09/22/15; REFERRED TO DEPARTMENT. Referred to the following departments for informational purposes: Recreation and Parks, Mayor's Office of Housing & Community Development, Board of Appeals.

10/20/15; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee.

10/27/15; REFERRED TO DEPARTMENT. Re-referred substitute (Version 2) to the Planning Department for environmental review; Planning Commission for public hearing and recommendation (per Planning Code, Section 302(b)); and Recreation and Park Department, Mayor's Office of Housing and Community Development, and Board of Appeals for informational purposes.

11/17/15; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee.

11/25/15; REFERRED TO DEPARTMENT. Re-referred substitute (Version 3) to the Planning Department for environmental review; Planning Commission for public hearing and recommendation (per Planning Code, Section 302(b)); and Recreation and Park Department, Mayor's Office of Housing and Community Development, and Board of Appeals for informational purposes.

12/09/15; RESPONSE RECEIVED. 12/3/2015 - The Planning Commission held a public hearing and recommended disapproval (Draft Planning Commission Resolution No. 19522).

12/09/15; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because it does not result in a physical change in the environment.

01/22/16; RESPONSE RECEIVED. Not considered a project under CEQA Sections 15378 and 15060(2) because it does not result in a physical change in the environment.

Heard in Committee. Speakers: Menaka Mohan (Planning Department); Sophie Hayward (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Pat Scott (Booker T. Washington); Rob Poole (San Francisco Housing Action Coalition); Mike Ege (SF BARF); Donald Dewsnup; Kristy Wang (SPUR); Laura F. Clark (Grow SF); Jon Dishotsky; Sonja Trauss (SF Bay Area Renters Federation); Pat Valentino; Brian Hanlon (California Renters Legal Advocacy and Education Fund); Jon Schwark (Bay Area Renters Federation); John Stewart; Robert Stevenson; Brandy Gordon; Leora Tanjuatco; spoke in support of the hearing matter. Eileen Boken; Ian McLean; spoke in opposition to the hearing matter.

Vice Chair Wiener moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by striking all proposed amendments to Sections 202, 253, 309, and 329; and adding a new Section 315 to codify that the authorization of projects where the principal use is affordable housing is reviewed in coordination with relevant priority processing and design guidelines. The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Peskin

Ordinance amending the Planning Code to provide administrative review of affordable housing, permitting it as a principal use and not requiring a Planning Commission hearing, with certain exceptions; 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.

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

Ayes: 3 - Cohen, Wiener, Peskin

Supervisor Eric Mar was noted present at 2:19 p.m.

151013 [Urging the Board and Director of the Treasure Island Development Authority to Develop Recommendations to Establish 40% Affordable Housing on Treasure Island]

Sponsor: Kim

Resolution urging the Board and Director of the Treasure Island Development Authority to develop a series of recommendations on how the City can utilize the formation of a Community Revitalization and Investment Authority, newly authorized by California State Assembly Bill 2, to increase the affordability of housing on Treasure Island to 40%.

10/06/15; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

10/13/15; REFERRED TO DEPARTMENT. Referred to the Treasure Island Development Authority, Mayor's Office of Housing and Community Development, and Office of Community Investment and Infrastructure for informational purposes.

Heard in Committee. Speakers: None.

Member Peskin moved that this Resolution be CONTINUED to the Land Use and Transportation Committee meeting of February 8, 2016. The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Peskin

150456 [Planning Code - Measurement of Rooftop Appurtenances and Infill Spaces for Noncomplying Structures in C-3 Zoning Districts]**Sponsor: Mayor**

Ordinance amending the Planning Code, by adding a new Subsection 188(g), to modify the measurement methodology for rooftop appurtenances and create a process to authorize certain types of infill floor area in existing structures, located in a C-3 (Downtown Commercial) Zoning District, which exceed the current height limit; affirming the Planning Department's California Environmental Quality Act determination; and making findings of consistency with the General Plan, Planning Code, Section 302, and the eight priority policies of Planning Code, Section 101.1.

05/05/15; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/4/2015.

05/13/15; REFERRED TO DEPARTMENT. Referred to Planning Department of environmental review; and Planning Commission for hearing and recommendation.

05/15/15; 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.

07/24/15; RESPONSE RECEIVED. 7/23/2015 - The Planning Commission conducted a public hearing and recommended approval with modifications.

10/26/15; CONTINUED. Heard in Committee. Speakers: Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Jim Abrams; spoke in support of the hearing matter. Sue Hestor; spoke in opposition to the hearing matter. Caroline Guibert (Coblentz Patch Duffy & Bass LLP); spoke neither in support nor against the hearing matter.

Continued to the Land Use and Transportation Committee meeting of November 16, 2015.

11/16/15; CONTINUED. Heard in Committee. Speaker: Aaron Starr (Planning Department); presented information and answered questions raised throughout the hearing.

12/14/15; CONTINUED. Speakers: Sylvia Johnson; spoke neither in support nor against the hearing matter.
Heard in Committee. Speakers: None.

Chair Cohen moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of April 25, 2016. The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Peskin

150822 [Urging the Establishment of a Local Match Commitment to the National Housing Trust Fund]**Sponsor: Mar**

Resolution urging the establishment of a local match commitment to the National Housing Trust Fund, and urging Senators Barbara Boxer and Dianne Feinstein and Representative Nancy Pelosi to further support the National Housing Trust Fund with expanded sources of revenue.

07/28/15; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

08/04/15; RECEIVED FROM DEPARTMENT. Referred to Mayor's Office of Housing; Rent Board; Real Estate; HOPE; and HOPE SF for informational purposes.

Heard in Committee. Speakers: Supervisor Eric Mar (Board of Supervisors); Sophie Hayward (Mayor's Office of Housing and Community Development); Paul Bowden, James Tracy, and Jennifer Dolan (Community Housing Partnership); presented information and answered questions raised throughout the discussion. Mark Anthony, Duane Sears, Donel Fuller, Derek Brown, and Anakh Sul Rama (Community Housing Partnership); spoke in support of the hearing matter.

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

ADJOURNMENT

There being no further business, the Committee adjourned at the hour of 3:07 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.