



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, Dean Preston, Aaron Peskin

Clerk: Erica Major (415) 554-4441

Monday, April 4, 2022

1:30 PM

Regular Meeting

IN-PERSON MEETING
City Hall, Legislative Chamber, Room 250

(remote access provided)
(remote public comment provided via teleconference)

Present: 3 - Myrna Melgar, Dean Preston, and Aaron Peskin

The Land Use and Transportation Committee met in regular session through videoconferencing, and provided public comment through teleconferencing, on Monday, April 4, 2022, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:33 p.m.

Remote Access to Information and Participation

The Board of Supervisors and its committees will convene hybrid meetings that will allow in-person attendance, remote access, and public comment via teleconference. Visit the SFGovTV website at (www.sfgovtv.org) to stream the live meetings and watch meetings on demand or watch live meetings on San Francisco Cable Channels 26, 78 or 99 (depending on your provider). Members of the public may provide public comment in-person at the above noticed location or remotely via teleconference (detailed instructions available at: <https://sfbos.org/remote-meeting-call>). Individuals who wish to share documents during a hearing must provide them to the Clerk 48 hours in advance (Erica.Major@sfgov.org); equipment is not available to share hard copy documents received in-person.

Members of the public attending in-person may be required to wear masks or adhere to current orders, please visit https://sfbos.org/in_person_meeting_guidelines for the current guidelines.

Members of the public may also submit their comments by email to: Erica.Major@sfgov.org; all comments received will be made a part of the official record. Regularly scheduled Land Use and Transportation Committee Meetings begin at 1:30 p.m. every Monday of each month. Committee agendas and their associated documents are available at <https://sfbos.org/committees>.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Melgar, Vice Chair Preston, and Member Peskin were noted present. A quorum was present.

AGENDA CHANGES

There were no agenda changes.

*Erica Major, Land Use and Transportation Clerk, instructed members of the public, when general public comment is called, to contribute live comments for up to two minutes in-person or by dialing the provided telephone number. In-person public comment will be taken before remote public comment is called. Those who are providing public comment remotely must dial * 3 to be added to the remote queue to speak. Written comments may be submitted through email Erica.Major@sfgov.org or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.*

REGULAR AGENDA

220237 [Acceptance and Recording of Avigation Easement - Gabriel Gonzalez Jr. - 297 Alta Vista Drive, South San Francisco]

Resolution authorizing the acceptance and recording of an avigation easement by the City and County of San Francisco from Gabriel Gonzalez Jr. for the development at 297 Alta Vista Drive in South San Francisco, California, at no cost to the City and County of San Francisco; and affirming the Planning Department's determination under the California Environmental Quality Act. (Airport Commission)

03/07/22; RECEIVED FROM DEPARTMENT.

03/15/22; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speakers: Dyanna Quizon and David Kim (Airport Department); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Preston, Peskin

220275 [Initiating Landmark Designation - Mother's Building, situated within San Francisco Zoo, 1 Zoo Road, Assessor's Parcel Block No. 7281, Lot No. 006] Sponsors: Melgar; Mar, Chan and Peskin

Resolution initiating landmark designation under Article 10 of the Planning Code of the Mother's Building, situated within the San Francisco Zoo, 1 Zoo Road, Assessor's Parcel Block No. 7281, Lot No. 006.

03/15/22; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

03/22/22; REFERRED TO DEPARTMENT. Referred to the Recreation and Parks Department, Planning Department, and Historic Preservation Commission for informational purposes.

Heard in Committee. Speakers: Richard Rothman; Stacy Bradley (Recreation and Parks Department); presented information and answered questions raised throughout the discussion. William (San Francisco Heritage); Wendy Goods; Robert Turning; David Pilpel; spoke in support of the hearing matter.

Supervisor Peskin 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, Preston, Peskin

211297 [Police, Building Codes - Bond for Labor Standards Compliance in Certain Residential Construction Projects]**Sponsors: Haney; Preston and Mar**

Ordinance amending the Police Code to add Article 33O to require owners and covered contractors on certain residential construction projects to maintain a labor compliance bond and to condition release of such bond on specified labor standards compliance for work on the project; and amending the Building Code to require owners of such projects to file a labor compliance bond as a condition of receiving a permit for construction.

12/14/21; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 1/13/2022.

12/23/21; REFERRED TO DEPARTMENT. Referred to the Police Department, Department of Human Resources, Office of Labor Standards Enforcement, Department of Building Inspection, and Office of the Controller for informational purposes.

03/21/22; CONTINUED. Heard in Committee. Speakers: Supervisor Matt Haney (Board of Supervisors); Cesar Sanchez (Northern California Carpenters Regional Council); Alex Lantsberg (San Francisco Electrical Construction); presented information and answered questions raised throughout the discussion. Rudy Gonzalez (San Francisco Building Trades Council); Bertha Narrows; Ban Torres (Sprinklers Fitters); Brian McGilly (Local 5); Doug Bog; Matt Miller; Claire Lau; Sabrina Hernandez (Local 6); Joe Sanders; Debar John; John Corso (Local 38); spoke in support of the hearing matter.

Supervisor Preston requested to be added as a co-sponsor.

Heard in Committee. Speaker: Monica Barnett (Office of Supervisor Matt Haney); presented information and answered questions raised throughout the discussion.

Vice Chair Preston moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by changing the definition on the term 'projects' from residential developments to include developments in Residential Group R; adding findings that is not a change in building standards necessitating review; and adding other clarifying and conforming changes. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Ordinance amending the Police Code to add Article 33O to require owners of certain residential construction projects to maintain a labor compliance bond and to condition release of such bond on specified reporting and labor standards compliance for work on the project; and amending the Building Code to require owners of such projects to file a labor compliance bond as a condition of receiving a permit for construction.

Vice Chair Preston moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of April 11, 2022. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

210866 [Planning, Administrative, Subdivision Codes; Zoning Map - Density Exception in Residential Districts]**Sponsors: Mandelman; Haney**

Ordinance amending the Planning Code to rezone all Residential, One Family (RH-1) zoning districts, except for Residential, One Family, Detached (RH-1(D)) districts, to Residential, Two Family (RH-2) zoning districts; to rezone the RH-1(D) districts to a new class of residential district called Residential, Two Family, Detached (RH-2(D)) districts; and to provide a density limit exception to permit up to four dwelling units per lot, and up to six dwelling units per lot in Corner Lots, in all RH (Residential, House) zoning districts, subject to certain requirements, including among others the replacement of protected units; amending the Administrative Code to require new dwelling units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; amending the Subdivision Code to authorize a subdivider that is constructing new dwelling units pursuant to the density exception to submit an application for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 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.

07/27/21; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/26/2021.

08/03/21; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation; the Planning Department for environmental review; and Mayor's Office of Housing and Community Development and the Rent Board for informational purposes.

10/29/21; REMAIN ACTIVE. On October 19, 2021, the Board adopted extension Resolution No. 495-21 (Board File No. 211059) extending the Ordinance an additional 12 months, expiring November 1, 2022.

01/07/22; RESPONSE RECEIVED. On November 18, 2021, the Commission met and held a duly notice hearing and recommend approval with modification for the proposed legislation.

02/15/22; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Mandelman introduced a substitute Ordinance bearing a new title.

02/16/22; RESPONSE RECEIVED. On November 18, 2021, the Commission met and held a duly noticed hearing and considered the proposed amendments to the legislation.

02/24/22; NOTICED. 10-Day Notice for 3/7/2022 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

03/07/22; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Supervisors Rafael Mandelman, Ahsha Safai, and Gordon Mar (Board of Supervisors); Audrey Merlone and James Pappas (Planning Department); presented information and answered questions raised throughout the discussion. Ozzie Rohm; Corey Smith (San Francisco Housing Action Coalition); Anthony Singer; George; Christopher Roach; Mark Sedina; Karen Packmen; Anastasia Yovanopoulos; Zack Wiesenberger; Michael Cosaki; Jim Campbell; Tom Brand; Tim Coleman; Tom Radulovich, Executive Director (Livable City); Speaker; Sherry Watson; Robert Fructman; Speaker; Lorraine Petty; Speaker; Martin Munoz; Jay Vi; Peter Papadopoulos (Mission Economic Development Agency (MEDA)); Jen Hoisin; Speaker; Charlie Sciammas (People Organizing to Demand Environmental and Economic Justice (PODER)); Roland Maldonado; Jessica; Steve Marzer; Ian MacGregor; Vance Parker; Bob Akerson; Will Pringle; John Fridenbach; Georgia Schuttish; Speaker; Joseph Smith; Adam; Andrew Sullivan; Julie Jackson; Speaker; Kevin Burke; Theresa Flandrich; Michael Sax; Speaker; Pamela Gil; Ed Simky; spoke on various concerns relating to the hearing matter.

03/07/22; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

03/07/22; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

03/25/22; NOTICED. 10-Day Notice for 4/4/2022 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

Heard in Committee. Speakers: Jacob Bintliff (Office of Supervisor Rafael Mandelman); presented information and answered questions raised throughout the discussion. Anastasia Youvanopolous; David Pilpel; spoke on various concerns relating to the hearing matter.

Chair Melgar moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of April 11, 2022. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:22 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.