



# City and County of San Francisco

## Meeting Agenda

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

### Land Use and Transportation Committee

*Members: Katy Tang, Jane Kim, Ahsha Safai*

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

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Monday, June 11, 2018

1:30 PM

City Hall, Legislative Chamber, Room 250

**Regular Meeting**

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## ROLL CALL AND ANNOUNCEMENTS

## AGENDA CHANGES

## REGULAR AGENDA

- 180268** **[Planning, Building Codes - Accessory Dwelling Units]**  
**Sponsor: Tang**  
Ordinance amending the Planning Code to authorize the Zoning Administrator to waive or modify bicycle parking requirements for an Accessory Dwelling Unit (ADU), allow more than one unauthorized unit constructed without a permit to be legalized, exempt from the permit notification requirement ADUs constructed within the defined existing built envelope, allow conversion of an existing stand-alone garage or storage structure to an ADU and expansion of the existing building envelope to add dormers, eliminate the street tree requirement for an ADU, and allow one ADU to be added to a new residential building of three units or less as a component of the new construction; amending the Building Code to provide for a preapplication plan review for ADUs; 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; adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302; and directing the Clerk to send a copy of this ordinance to the California Department of Housing and Community Development.  
  
3/20/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.  
  
3/26/18; REFERRED TO DEPARTMENT.

2. [180423](#) **[Planning Code - Review for Downtown and Affordable Housing Projects; Notification Requirements; Review of Alterations to Historical Landmarks and in Conservation Districts]**

**Sponsor: Mayor**

Ordinance amending the Planning Code to streamline affordable housing project review by eliminating a Planning Commission Discretionary Review hearing for 100% affordable housing projects upon delegation by the Planning Commission; to provide for Planning Department review of large projects located in C-3 (Downtown Commercial) Districts and for certain minor alterations to Historical Landmarks and in Conservation Districts; to consolidate, standardize, and streamline notification requirements and procedures, including required newspaper notice, in Residential, Commercial, and Mixed-Use Districts; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

4/24/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

5/2/18; REFERRED TO DEPARTMENT.

5/2/18; RESPONSE RECEIVED.

5/15/18; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

5/18/18; REFERRED TO DEPARTMENT.

5/21/18; REFERRED TO DEPARTMENT.

3. [180387](#) **[Planning Code - Landmark Designation of 234-246 First Street (aka Phillips Building)]**

**Sponsor: Kim**

Ordinance amending the Planning Code to designate 234-246 First Street (aka Phillips Building), in Assessor's Parcel Block No. 3736, Lot No. 006, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and with the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

4/17/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

5/30/18; NOTICED.

4. [180371](#) **[Street Name Change - From Phelan Avenue to "Frida Kahlo Way"]**  
**Sponsors: Yee; Ronen and Fewer**  
Resolution renaming Phelan Avenue, between Flood Avenue and Ocean Avenue, to "Frida Kahlo Way."
- 4/10/18; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
- 4/18/18; REFERRED TO DEPARTMENT.
- 4/23/18; RESPONSE RECEIVED.
- 4/25/18; RESPONSE RECEIVED.
- 5/21/18; RESPONSE RECEIVED.
- 5/21/18; RESPONSE RECEIVED.
- 5/22/18; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee.
- 5/30/18; NOTICED.
- 5/30/18; REFERRED TO DEPARTMENT.

## 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.*

**180474****[Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street]**

Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; 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 general welfare under Planning Code, Section 302. (Real Estate Department)

5/1/18; RECEIVED FROM DEPARTMENT.

5/15/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

5/22/18; REFERRED TO DEPARTMENT.

**180475****[General Plan Amendments - Candlestick Point and Hunters Point Shipyard Phase 2 Project]**

Ordinance amending the General Plan in connection with revisions to the Candlestick Point and Hunters Point Shipyard Phase 2 Project in order to facilitate redevelopment; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 340. (Planning Commission)

(Economic Impact; No Economic Analysis Report)

5/7/18; RECEIVED FROM DEPARTMENT.

5/15/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

**180476****[Planning Code, Zoning Map - Candlestick Point Activity Node Zoning Map Amendments]**

Ordinance amending the Planning Code by amending the Zoning Map Sheets to remove Assessor's Parcel Block No. 4991, Lot No. 276, from the Candlestick Point (CP) Activity Node Special Use District and the CP Height and Bulk District; adopting findings 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. (Planning Commission)

(Economic Impact; No Economic Analysis Report)

5/7/18; RECEIVED FROM DEPARTMENT.

5/15/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

**180481 [Building Code - Process for Building Inspection Commission Review of Legislation Proposed by the Board of Supervisors]**

**Sponsor: Tang**

Ordinance amending the Building Code to establish a process for the Building Inspection Commission's review of legislation proposed by the Board of Supervisors; and affirming the Planning Department's determination under the California Environmental Quality Act.

5/8/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

5/15/18; REFERRED TO DEPARTMENT.

6/1/18; RESPONSE RECEIVED.

**180482 [Planning Code - Permit Review Procedures and Zoning Controls - Neighborhood Commercial Districts in Supervisorial Districts 4 and 11]**

**Sponsors: Tang; Safai**

Ordinance amending the Planning Code to create a two-year pilot program removing public notice and Planning Commission review for certain uses in Neighborhood Commercial Districts in Supervisorial Districts 4 and 11; modifying zoning controls for certain uses in Supervisorial Districts 4 and 11; 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.

5/8/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

5/16/18; REFERRED TO DEPARTMENT.

6/1/18; RESPONSE RECEIVED.

**180483 [Planning Code - Health Services - Ocean Avenue Neighborhood Commercial Transit District]**

**Sponsor: Yee**

Ordinance amending the Planning Code to provide that in the Ocean Avenue Neighborhood Commercial Transit District a Health Service Use, whether Principal or Accessory, requires a Conditional Use authorization on the ground story and is permitted above the ground story; 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.

5/8/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

5/16/18; REFERRED TO DEPARTMENT.

6/1/18; RESPONSE RECEIVED.

**180490****[General Plan Amendments - Central South of Market Area Plan]**

Ordinance amending the General Plan by adding the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street; making conforming amendments to the Commerce and Industry Element, the Housing Element, the Urban Design Element, the Land Use Index, and the East SoMa and West SoMa Area Plans; and making environmental findings, including adopting a statement of overriding considerations, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Planning Commission)

5/14/18; RECEIVED FROM DEPARTMENT.

5/22/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

**180517****[Summary Street Vacation - Portion of Burnett Avenue North]****Sponsor: Sheehy**

Ordinance ordering the summary street vacation of a portion of Burnett Avenue North, generally bounded by Assessor's Parcel Block No. 2719C, Assessor's Parcel Block No. 2745, and Burnett Avenue, subject to specified conditions; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings of consistency with the General Plan, and eight priority policies of Planning Code, Section 101.1; and authorizing official acts taken in connection with this Ordinance, as defined herein.

5/15/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

**180556****[Planning Code - Hours of Operation for Limited Nonconforming Uses]**

Ordinance amending the Planning Code to allow limited nonconforming uses in specified zoning districts to operate between the hours of 10:00 p.m. and 12:00 a.m. with Conditional Use authorization; 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 adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302. (Planning Commission)

5/23/18; RECEIVED FROM DEPARTMENT.

6/5/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

**180557****[Planning Code - Technical Amendments]**

Ordinance amending the Planning Code in order to correct errors in enacted legislation, update outdated references, clarify existing requirements, and re-enact existing text inadvertently deleted in the reorganization of Articles 2 and 7; 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 adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302. (Planning Commission)

5/23/18; RECEIVED FROM DEPARTMENT.

6/5/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

- 180558**     **[Public Works Code - Repeal of Reclaimed Water Use Ordinance]**  
Ordinance amending the Public Works Code to repeal the Reclaimed Water Use Ordinance; and affirming the Planning Department's determination under the California Environmental Quality Act. (Public Utilities Commission)
- 5/25/18; RECEIVED FROM DEPARTMENT.
- 6/5/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.
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- 180559**     **[Planning Code - Landmark Designation - 6301 Third Street (aka Arthur H. Coleman Medical Center)]**  
Ordinance amending the Planning Code to designate 6301 Third Street (aka Arthur H. Coleman Medical Center), Assessor's Parcel Block No. 4968, Lot No. 032, as a Landmark under 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 with the eight priority policies of Planning Code, Section 101.1. (Historic Preservation Commission)
- 5/24/18; RECEIVED FROM DEPARTMENT.
- 6/5/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.
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- 180613**     **[Planning Code - Office Development Conversions]**  
**Sponsors: Mayor; Peskin**  
Ordinance amending the Planning Code to allow square footage of baseline office space that is converted to non-office uses to be available for allocation under the Office Development Limit Program and requiring Zoning Administrator written determination for such space; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare 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.
- 6/5/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.
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- 180618**     **[Building Code - Process for Building Inspection Commission and Code Advisory Committee - Review of Legislation Proposed by the Board of Supervisors]**  
**Sponsor: Tang**  
Ordinance amending the Building Code to establish a process for review by the Building Inspection Commission and Code Advisory Committee of legislation proposed by the Board of Supervisors; and affirming the Planning Department's determination under the California Environmental Quality Act.
- 6/5/18; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

### Agenda Item Information

Each item on the Consent or Regular agenda may include the following documents:

- 1) Legislation, 2) Budget and Legislative Analyst report,
- 3) Department or Agency cover letter and/or report, 4) Public correspondence

Items will be available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, Reception Desk.

### 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 ordinances and resolutions are the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing on measures which have been heard in committee.

Board procedures do not permit: 1) persons in the audience to vocally express support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones, pagers, and similar sound-producing electronic devices; 3) bringing in or displaying signs in the meeting room; and 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 the public testimony time limit. If simultaneous interpretation services are used, speakers will be governed by the public testimony time limit applied to speakers not requesting interpretation assistance. Members of the public who want a document placed on the overhead for display should clearly state such and subsequently 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 Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding the agenda items. These comments will be made a part of the official public record and shall be brought to the attention of the Board of Supervisors. Written communications should be submitted to the Clerk of the Board or 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 Clerk of the Committee at the hearing and you are encouraged to bring enough copies for distribution to all of its members.

**LAPTOP COMPUTER FOR PRESENTATIONS:** Contact City Hall Media Services at (415) 554-7490 to coordinate the use of the laptop computer for presentations. Presenters should arrive 30 minutes prior to the meeting to test their presentations on the computer.

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**AGENDA PACKET:** Available for review in the Office of the Clerk of the Board, City Hall, 1 Dr. Carlton B Goodlett Place, Room 244, or on the internet at <http://www.sfbos.org/meetings>. Meetings are cablecast on SFGovTV, the Government Channel 26. For DVD copies and scheduling call (415) 554-4188.

**LANGUAGE INTERPRETERS:** Requests must be received at least 48 hours in advance of the meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184. **AVISO EN ESPAÑOL:** La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Peggy Nevin at (415) 554-5184. **Paunawa:** Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag ka sa (415) 554-5184.



**翻譯 必須在會議前最少四十八小時提出要求**  
**請電 (415) 554-7719**

### **Disability Access**

The Legislative Chamber (Room 250) and the Committee Room (Room 263) in City Hall are wheelchair accessible. Meetings are real-time captioned and are cablecast open-captioned on SFGovTV, the Government Channel 26. Assistive listening devices for the Legislative Chamber are available upon request at the Clerk of the Board's Office, Room 244. Assistive listening devices for the Committee Room are available upon request at the Clerk of the Board's Office, Room 244 or in the Committee Room. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness Stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47, and 49. For more information about MUNI accessible services, call (415) 701-4485.

There is accessible parking in the vicinity of City Hall at Civic Center Plaza and adjacent to Davies Hall and the War Memorial Complex. Accessible curbside parking is available on Dr. Carlton B. Goodlett Place and Grove Street.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to perfumes and various other chemical-based scented products. Please help the City to accommodate these individuals.

### **Know Your Rights Under The Sunshine Ordinance**

Government's duty is to serve the public, reaching its decision in full view of the public. 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 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](mailto: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 <http://www.sfbos.org/sunshine>

### **Lobbyist Registration and Reporting Requirements**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code, Section 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; web site <http://www.sfgov.org/ethics>