

File No. 171015

Committee Item No. 2

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date December 11, 2017

Board of Supervisors Meeting

Date _____

Cmte Board

- | | | |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 700 |
| <input type="checkbox"/> | <input type="checkbox"/> | Vacancy Notice |
| <input type="checkbox"/> | <input type="checkbox"/> | Information Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

(Use back side if additional space is needed)

- | | | |
|-------------------------------------|--------------------------|---------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>CEQA Determination</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Notice of Public Hearing</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Alisa Somera Date December 8, 2017

Completed by: _____ Date _____

1 [Interim Zoning Controls - Off-Street Parking in the "Market Street Hub" Area]

2
3 **Resolution imposing for 18 months interim zoning controls limiting off-street parking**
4 **for new development projects to the principally-permitted accessory parking ratios**
5 **established under the Planning Code, and removing the possibility to apply for a**
6 **conditional use authorization to increase such parking, in the area known as "the Hub"**
7 **or the "Market Street Hub," which covers the eastern-most portions of the Market and**
8 **Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north;**
9 **Market and Howard Streets to the east; Highway 101 to the south and southeast; and**
10 **Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning**
11 **controls to development projects that have not received an approval of a development**
12 **application prior to the effective date of this Resolution and will provide no on-site**
13 **affordable housing under the City's Inclusionary Affordable Housing Program; and**
14 **making environmental findings, and findings of consistency with the eight priority**
15 **policies of Planning Code, Section 101.1.**

16
17 WHEREAS, Planning Code Section 306.7 provides for the imposition of interim zoning
18 controls to accomplish several objectives, including preservation of residential and mixed
19 residential and commercial areas in order to preserve the existing character of such
20 neighborhoods and areas; control of uses which generate an adverse impact on pedestrian
21 and vehicular traffic; and control of uses which generate an adverse impact on public transit;
22 and

23 WHEREAS, San Francisco needs to maintain mobility as the numbers of City
24 residents, workers, and visitors grow. One of the eight Priority Policies of the City's General
25

1 Plan resolves that commuter traffic not impede Muni transit service or overburden our streets
2 or neighborhood parking; and

3 WHEREAS, San Francisco has long had policies that promote sustainable
4 transportation goals and aim to reduce vehicular traffic. The "Transit First Policy," in Section
5 8A.115 of the City Charter, declares that public transit is "an economically and
6 environmentally sound alternative to transportation by individual automobiles," and that within
7 the City, "travel by public transit, by bicycle and on foot must be an attractive alternative to
8 travel by private automobile"; and

9 WHEREAS, The Green House Gas ("GHG") Reduction Ordinance, codified at Chapter
10 9 of the Environment Code, sets GHG reduction emission targets of 25% below 1990 levels
11 by 2017; 40% below 1990 levels by 2025; and 80% below 1990 levels by 2050; and

12 WHEREAS, The City's Climate Action Strategy, prepared pursuant to the GHG
13 Reduction Ordinance, has identified a target of having 50% of total trips within the City be
14 made by modes other than automobiles by 2017, and 80% by 2030; and

15 WHEREAS, The Transportation Element of the General Plan acknowledges the need
16 to limit the city's parking capacity to control the impact of automobiles on City streets, by
17 establishing parking caps for residential and commercial uses to lead to a sustainable mode
18 split (Policy 14.8) and by limiting parking demand through limiting the absolute amount of
19 parking spaces (Policy 16.5); and

20 WHEREAS, In the early 2000s, the area located generally near the intersections of
21 Market Street with Valencia, Haight, and Gough Streets, known as "the Market Street Hub" or
22 simply "the Hub," was included for planning purposes within the boundaries of the Market and
23 Octavia Area Plan (the "Plan"). The Plan was adopted in 2008, and describes the Hub as a
24 "vibrant new mixed-use neighborhood." The Plan encourages the development of a transit-
25 oriented, high-density, mixed-use residential neighborhood around the intersections of Market

1 Street and Van Ness Avenue and Mission Street and Van Ness Avenue, with towers ranging
2 from 250 to 400 feet and limited parking; and

3 WHEREAS, The Plan also contains policies to manage existing parking resources to
4 maximize service and accessibility to all. Objective 5.4 of the Plan states that “existing
5 parking resources should be optimized before considering any substantial increase in parking
6 supply. Increasing supply is just one way, arguably the most costly and time-consuming, to
7 increase the availability of parking. More effective pricing, more efficient management of
8 supply, and better information can all result in dramatically improved parking availability in an
9 area without adding a single parking space”; and

10 WHEREAS, The Hub area is currently receiving concentrated attention from
11 developers, and is also in the midst of major infrastructure improvements, such as the Van
12 Ness Avenue Bus Rapid Transit (“BRT”) and the Better Market Street projects; and,

13 WHEREAS, In light of these recent changes, the Planning Department is currently
14 studying the Hub area, and considering potential Plan amendments to better ensure that the
15 area’s growth supports the City’s goals for housing, especially affordable housing, and
16 transportation, the public realm, and the arts; and

17 WHEREAS, As part of the Hub planning effort, the Planning Department will work with
18 the San Francisco Municipal Transportation Agency to prepare a Transportation Impact
19 Study, which will coordinate development with current transit proposals and projects, such as
20 the Van Ness BRT and Better Market Street, and study developments’ impacts to the
21 transportation system. The study will also consider ways to reduce impacts on the
22 transportation system, including parking management; and

23 WHEREAS, The interim controls in this resolution are intended and designed to
24 address the pressure created by new residential developments that seek substantial amounts
25 of off-street parking in the Hub area; and

1 WHEREAS, The Board of Supervisors has considered the impact on the public health,
2 safety, peace, and general welfare if the interim controls proposed herein are not imposed;
3 and

4 WHEREAS, This Board has determined that the public interest will be best served by
5 imposition of these interim controls at this time, to ensure that the planning and legislative
6 scheme which may be ultimately adopted as part of the Hub planning effort is not undermined
7 during the planning and legislative process for permanent controls; and

8 WHEREAS, The Planning Department has determined that the actions contemplated in
9 this Resolution are in compliance with the California Environmental Quality Act (California
10 Public Resources Code Section 21000 et. seq.). Said determination is on file with the Clerk of
11 the Board of Supervisors in File No. 171015 and is incorporated here by reference; now,
12 therefore, be it

13 RESOLVED, This Board now adopts the Planning Department's CEQA determination
14 as its own; and, be it

15 FURTHER RESOLVED, Pursuant to Planning Code Section 306.7, the Board of
16 Supervisors, by this resolution, hereby prohibits any City agency, board, commission, officer,
17 or employee from approving any entitlement, site permit, building permit, or any other permit
18 or license authorizing accessory off-street parking in the Hub area for new development
19 projects, unless the action would conform both to the provisions of the Planning Code and this
20 resolution; and, be it

21 FURTHER RESOLVED, That as of the effective date of this resolution, allowable
22 accessory off-street parking for new development projects shall be limited to the principally-
23 permitted parking ratios established under the Planning Code, and projects shall not be
24 offered the opportunity to increase such accessory parking through a conditional use
25 authorization; and, be it

1 FURTHER RESOLVED, That these interim zoning controls shall apply to properties
 2 located in the Hub area, which covers the eastern-most portions of the Market and Octavia
 3 Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and
 4 Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough,
 5 Page, and Franklin Streets to the West; or more specifically, to the following blocks and lots:

ASSESSOR'S BLOCKS NOS.	LOTS
0813	007, 008, 009, 010
0814	001, 003, 010, 014, 015, 016, 019, 021, 023, 024, 025 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 220, 221
0834	004, 008, 012, 013, 014, 015, 016, 017, 018, 019, 027, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

	054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 083, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154
0835	001, 002, 003, 004
0836	001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 013 031
0854	002, 003, 004, 005, 006, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166
0855	003, 004, 010, 012, 013, 016, 017, 019, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

	067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102
3502	113
3503	003, 004
3504	001, 002, 011, 012, 013, 017, 019, 022, 023, 024, 025, 026, 027, 028, 029, 030, 033, 038, 039, 040, 044, 045, 046, 047, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076
3505	001, 004, 005, 007, 008, 009, 010, 012, 013, 016, 018, 020, 021, 023, 024, 025, 026, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 034, 035, 041, 042, 043, 044, 045, 046
3506	001, 003A, 004, 008, 009, 010, 011
3507	040
3509	018, 019, 036, 037, 040, 041, 042
3510	003, 049, 057, 059
3511	001, 023, 025, 031, 033, 074, 075, 080, 082, 093
3512	001, 005, 006, 008, 009, 010
3513	001, 008, 030, 044, 045, 046, 047, 048, 049, 050, 051, 052, 054, 055, 056, 057, 058, 059, 062, 077, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

	170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208
3514	003, 004, 004A, 005, 006, 007, 008, 009, 010, 022, 028, 029, 030, 031, 039, 041, 042, 043, 045, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 300, 301; and, be it

FURTHER RESOLVED, That these interim controls shall not apply to any development project (a) that has received an approval of a development application prior to the effective date of this resolution or (b) will provide on-site affordable housing under the City's

1 Inclusionary Affordable Housing Program where 25% of the residential units at the site are
2 affordable, as defined under Planning Code Section 401; and, be it

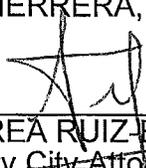
3 FURTHER RESOLVED, That for purposes of these interim controls, "approval" in the
4 preceding "Resolved" clause shall mean any required approval or determination on a
5 development application that the Planning Commission, Planning Department, or Zoning
6 Administrator issues; and "development application" shall be defined as set forth in Section
7 401 of the Planning Code; and, be it

8 FURTHER RESOLVED, That these interim controls shall remain in effect for 18
9 months from the effective date of this resolution, or until the adoption of permanent legislation
10 regarding the Hub area, whichever first occurs; and, be it

11 FURTHER RESOLVED, That these interim controls advance and are consistent with
12 the eight Priority Policies of Planning Code Section 101.1, particularly Policy 4, in that they
13 seek to control vehicular traffic to avoid interference with Muni transit service or overburdening
14 of our streets or neighborhood parking; with respect to the other Priority Policies, the Board
15 finds that these interim zoning controls do not have an effect and will not conflict with said
16 policies.

17
18 APPROVED AS TO FORM:
19 DENNIS J. HERRERA, City Attorney

20 By:


21 _____
22 ANDREA RUIZ-ESQUIDE
23 Deputy City Attorney

24 n:\legana\as2017\1800114\01229910.docx

REVISED LEGISLATIVE DIGEST
(12/4/2017, Amended in Committee)

[Interim Zoning Controls - Off-Street Parking in the "Market Street Hub" Area]

Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development projects to the principally-permitted accessory parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City's Inclusionary Affordable Housing Program; and making environmental findings, and findings of consistency with the eight priority policies of Planning Code, Section 101.1.

Existing Law

The area known as "the Hub" or the "Market Street Hub," located generally near the intersections of Market, Van Ness, Valencia, Haight, and Gough Streets, was included in the Market and Octavia Area Plan ("Plan"), adopted in 2008. The Plan encouraged the development of a transit-oriented, high-density, mixed-use residential neighborhood in this area, with towers ranging from 250 to 400 feet and limited parking.

Implementing these policies, the Planning Code allows for limited off-street parking in this area. (See Planning Code, Section 151.1) Development applicants may apply for a Conditional Use authorization from the Planning Commission, to increase the principally-permitted parking allowances.

Amendments to Current Law

This legislation imposes interim controls, for eighteen months, to limit off-street parking in the Hub area to the parking ratios principally-permitted under the Planning Code. It establishes that project sponsors shall no longer have the opportunity to apply for a conditional use authorization to increase their off-street parking beyond the principally-permitted ratios.

The resolution exempts from the applicability of the interim controls development projects that have received their approval, as defined, prior to the effective date of this resolution. The resolution also exempts projects where 25% of the residential units at the site are affordable, as defined under Planning Code Section 401.

Background Information

The Planning Department is currently studying the Hub area and considering potential Plan amendments to better ensure that the area's growth supports the City's goals for housing, transportation, the public realm, and the arts. As part of that effort, the Department is considering ways to reduce impacts of new development projects on the transportation system, including, potentially, some refinement of the current parking controls.

The intent of the resolution is to address the pressure created by new residential developments that seek substantial amounts of off-street parking in the Hub area, to ensure that the planning and legislative scheme which may be ultimately adopted as part of the Hub planning effort is not undermined during the planning and legislative process for permanent controls.

This revised legislative digest was prepared for amendments made at Land Use Committee on December 4, 2017.

n:\leganas2017\1800114\01237591.docx

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

October 3, 2017

File No. 171015

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On September 26, 2017, Supervisor Breed introduced the following substitute legislation:

File No. 171015-2

Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development to the principally-permitted parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City's Inclusionary Affordable Housing Program; and making environmental findings and findings of consistency with the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

Handwritten signature of Erica Major.

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

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.

REVIEWED

By Joy Navarrete at 11:12 am, Oct 04, 2017

171015

From: Spencer Sechler <SSechler@impark.com>
Sent: Monday, October 16, 2017 11:05 AM
To: Farrell, Mark (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS)
Cc: BreedStaff, (BOS); Kim, Jane (BOS); Major, Erica (BOS); Board of Supervisors, (BOS)
Subject: File# 171015 Interim Zoning Controls - Off-Street Parking in the "Hub" Area - Ensure Current Parking Stock is Not Affected

Good Morning Supervisors Tang, Peskin, and Farrell;

I see that you are addressing File# 171015 today in the Land Use and Transportation Committee meeting, in reference to implementing interim zoning controls in the Hub Area of the City. I am writing this email to you today, so that the current stock of permitted off-street parking is not affected by this legislation.

Per Page 4, Lines 15 – 19, a strict interpretation of this section may prohibit the re-permitting of current parking stock that has already been authorized for off-street parking, which may cause a loss of union parking jobs, and a loss of off-street parking that is being rented by a variety of city agencies, including the Human Services Agency, SFMTA, and Planning Department, along with non-profits such as SF Jazz and Tenderloin Neighborhood Development.

I am not advocating against the intent of the legislation, but making a suggestion that clears up the language on Page 4, Lines 15 – 19, by adding language that clarifies that this is only for new development (similar to the other language already in place throughout). By inserting clarifying language, you may help prevent the wrong interpretation of the legislation before you today.

Please feel free to contact me should you have any questions. Thank you for your consideration and continued service.

Spencer W. Sechler
Director of Business Development



impark
Phone: 415.813.4246

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: December 4, 2017

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 171015.** Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development to the principally-permitted parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City's Inclusionary Affordable Housing Program; and making environmental findings and findings of consistency with the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, December 1, 2017.


for Angela Calvillo
Clerk of the Board

DATED/POSTED: November 22, 2017
PUBLISHED: November 23, 2017

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

Mailing Address : 915 E FIRST ST, LOS ANGELES, CA 90012
Telephone (800) 788-7840 / Fax (800) 464-2839
Visit us @ www.LegalAdstore.com

ALISA SOMERA
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 12.04.17 Land Use - 171015 Interim Zoning Controls

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

11/23/2017

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

EXM# 3074331

**NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, DECEMBER 4, 2017 - 1:30 PM
CITY HALL, LEGISLATIVE CHAMBER, ROOM 250
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA**

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. 171015**. Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development to the principally-permitted parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City's Inclusionary Affordable Housing Program; and making environmental findings and findings of consistency with the eight priority policies of Planning Code, Section 101.1. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett

Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, December 1, 2017. - Angela Calvillo, Clerk of the Board



BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: November 6, 2017

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 171015.** Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development to the principally-permitted parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City's Inclusionary Affordable Housing Program; and making environmental findings and findings of consistency with the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, November 3, 2017.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo, Clerk of the Board

DATED/PUBLISHED/POSTED: October 27, 2017

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

Mailing Address : 915 E FIRST ST, LOS ANGELES, CA 90012
Telephone (800) 788-7840 / Fax (800) 464-2839
Visit us @ www.LegalAdstore.com

ALISA SOMERA
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 11.06.17 Land Use - 171015 Interim Zoning Controls

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

10/27/2017

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an

EXM# 3066002

NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, NOVEMBER 6, 2017 - 1:30 PM
CITY HALL, LEGISLATIVE CHAMBER, ROOM 250
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 171015. Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development to the principally-permitted parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City's Inclusionary Affordable Housing Program; and making environmental findings and findings of consistency with the eight priority policies of Planning Code, Section 101.1. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett

Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, November 3, 2017. - Angela Calvillo, Clerk of the Board.



Member, Board of Supervisors
District 2



MARK FARRELL

City and County of San Francisco

RECEIVED
BOARD OF SUPERVISORS
DEC 7 AM 11:07
CITY AND COUNTY OF SAN FRANCISCO

cop
leg rep
LUcket

DATE: December 7, 2017

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Mark Farrell, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Mark S. Farrell

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, December 12, 2017, as Committee Reports:

171015 Interim Zoning Controls - Off-Street Parking in the "Hub" Area

Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development projects to the principally-permitted accessory parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City's Inclusionary Affordable Housing Program; and making environmental findings and findings of consistency with the eight priority policies of Planning Code, Section 101.1.

171256 Emergency Declaration – Declaration of Homeless Shelter Emergency and Authorizing Certain Emergency Contracting Provisions]

Resolution declaring a homeless shelter emergency, and authorizing the Director of Public Works to construct, improve, or repair facilities pursuant to Administrative Code, Section 6.60(a); and the Director of the Department of Homelessness and Supportive Housing to contract for homeless services and to offer such services to protect the health, safety, and welfare of individuals affected by homelessness and all San Francisco citizens in accordance with the requirements in Administrative Code Section 21.15

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, December 11, 2017, at 1:30 p.m.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Ed Reiskin, Executive Director, Municipal Transportation Agency

FROM: Erica Major, Assistant Clerk
Land Use and Transportation Committee

DATE: October 3, 2017

SUBJECT: SUBSTITUTE LEGISLATION

The Board of Supervisors' Land Use and Transportation Committee has received the following substitute legislation, introduced by Supervisor Breed on September 26, 2017:

File No. 171015-2

Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development to the principally-permitted parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City's Inclusionary Affordable Housing Program; and making environmental findings and findings of consistency with the eight priority policies of Planning Code, Section 101.1.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: Erica.Major@sfgov.org.

c: Janet Martinsen, Municipal Transportation Agency
Kate Breen, Municipal Transportation Agency
Dillon Auyoung, Municipal Transportation Agency

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

October 3, 2017

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On September 26, 2017, Supervisor Breed introduced the following substitute legislation:

File No. 171015

Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development to the principally-permitted parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City's Inclusionary Affordable Housing Program; and making environmental findings and findings of consistency with the eight priority policies of Planning Code, Section 101.1.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Lisa Gibson, Acting Environmental Review Officer
AnMarie Rodgers, Senior Policy Advisor
Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

October 3, 2017

File No. 171015

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On September 26, 2017, Supervisor Breed introduced the following substitute legislation:

File No. 171015-2

Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development to the principally-permitted parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City's Inclusionary Affordable Housing Program; and making environmental findings and findings of consistency with the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2017 SEP 19 PM 4:54

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

President London N. Breed, Kim, Peskin

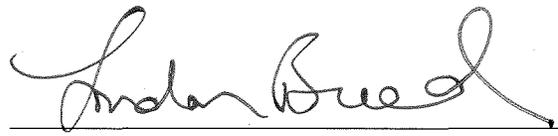
Subject:

Interim Zoning Controls - Off-Street Parking in the "Hub" area

The text is listed below or attached:

Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development to the principally-permitted parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; and making environmental findings and findings of consistency with the eight priority policies of Planning Code, Section 101.1.

Signature of Sponsoring Supervisor:



For Clerk's Use Only:

Print Form

RECEIVED
9/26/2017
@ 4:39pm
A

Time stamp
or meeting date

Introduction Form

By a Member of the Board of Supervisors or the Mayor

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [171015]
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

President London N. Breed, Kim, Peskin

Subject:

Interim Zoning Controls - Off-Street Parking in the "Hub" area

The text is listed below or attached:

Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development to the principally-permitted parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City's Inclusionary Affordable Housing Program; and making environmental findings and findings of consistency with the eight priority policies of Planning Code, Section 101.1.

[Empty rectangular box]

Signature of Sponsoring Supervisor:

London Breed

For Clerk's Use Only: