



# City and County of San Francisco

## Meeting Agenda

### Land Use and Economic Development Committee

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

*Members: Scott Wiener, Jane Kim, Malia Cohen*

*Clerk: Andrea Ausberry (415) 554-4442*

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Monday, July 21, 2014

1:30 PM

City Hall, Committee Room 263

### Regular Meeting

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## AGENDA CHANGES

## REGULAR AGENDA

1. [130266](#) **[Street Name Change to Dr. Tom Waddell Place]**  
**Sponsors: Kim; Wiener, Campos, Avalos and Mar**  
Resolution changing the name of Lech Walesa Street in the Civic Center area to "Dr. Tom Waddell Place," in recognition of Dr. Tom Waddell's contributions to the City and County of San Francisco.

**Attachments:** [Leg Ver1](#)

[Response MTA 040213](#)

[Response SFFD 041513](#)

[Response SFPD 043013](#)

[Response DPW 043013](#)

[Response DPW 061314](#)

[Comm Pkt 072114](#)

3/19/13; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.

4/2/13; REFERRED TO DEPARTMENT.

4/2/13; RESPONSE RECEIVED.

4/15/13; RESPONSE RECEIVED.

4/30/13; RESPONSE RECEIVED.

4/30/13; RESPONSE RECEIVED.

6/4/14; REMAIN ACTIVE.

6/13/14; NOTICED.

6/23/14; CONTINUED.

2. [140702](#) **[Administrative Code - Urban Agriculture Incentive Zones Act Program and Procedures]**

**Sponsors: Chiu; Cohen**

Ordinance amending the Administrative Code, by adding Chapter 53A, creating local procedures to implement the Urban Agriculture Incentive Zones Act, including establishing the City's Urban Agriculture Incentive Zone; and making environmental findings.

**Attachments:** [Leg Ver1](#)

[Leg Dig Ver1](#)

[Leg Ver2](#)

[Leg Dig Ver2](#)

[Comm Pkt 072114](#)

6/17/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

7/15/14; SUBSTITUTED AND ASSIGNED to the Land Use and Economic Development Committee.

7/15/14; REFERRED TO DEPARTMENT.

*The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on July 22, 2014.*

3. [140656](#) **[Resolution of Intent - Street Vacation - McCoppin Hub City Plaza Project - McCoppin Street]**

**Sponsor: Kim**

Resolution declaring the intention of the Board of Supervisors to order the vacation of a portion of McCoppin Street west of Valencia Street that is generally bounded by Highway 101 to the west, Valencia Street to the east, Assessor's Block No. 3503, Lot No. 003 to the north, and Assessor's Block No. 3502, Lot No. 113 to the south, for the purposes of the McCoppin Hub City Plaza Project; and setting a hearing date for all persons interested in the proposed vacation of said street area.

**Attachments:** [Leg Ver1](#)

[Comm Pkt 072114](#)

6/3/14; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.

6/19/14; REFERRED TO DEPARTMENT.

4. [140657](#) **[Street Vacation Order - McCoppin Hub City Plaza Project - McCoppin Street]**

**Sponsor: Kim**

Ordinance vacating a portion of McCoppin Street west of Valencia Street that is generally bounded by Highway 101 to the west, Valencia Street to the east, Assessor's Block No. 3503, Lot No. 003 to the north, and Assessor's Block No. 3502, Lot No. 113 to the south, for the purposes of the McCoppin Hub City Plaza Project; reducing the official sidewalk width on the southerly side of McCoppin Street, establishing a new sidewalk on the easterly side of Valencia Street adjacent to the street vacation area, and reducing the official right-of-way width of this portion of McCoppin Street; approving an interdepartmental transfer of the vacated area from the Department of Public Works to the Division of Real Estate; making findings under the California Environmental Quality Act and adopting findings that the vacation and public right-of-way changes are consistent the City's General Plan, and eight priority policies of City Planning Code, Section 101.1; and authorizing actions in furtherance of this Ordinance.

**Attachments:** [Leg Ver1](#)

[Leg Dig Ver1](#)

[Comm Pkt 072114](#)

6/3/14; ASSIGNED to the Land Use and Economic Development Committee.

6/19/14; REFERRED TO DEPARTMENT.

5. [140283](#) **[Planning Code - Rezoning McCoppin Plaza to Public Use/Open Space Zoning]**

**Sponsor: Kim**

Ordinance amending the Planning Code to rezone McCoppin Street from Valencia Street to its terminus on Market Street from NC3-T/85-X, and 40-X, to P (Public)/Open Space as part of the establishment of McCoppin Hub Plaza, making findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

**Attachments:** [Leg Ver1](#)

[Leg Dig Ver1](#)

[Response PLN Dept 041614](#)

[Response PLN Comm 061614](#)

[Comm Pkt 072114](#)

3/25/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

4/14/14; REFERRED TO DEPARTMENT.

4/16/14; RESPONSE RECEIVED.

6/16/14; RESPONSE RECEIVED.

## 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.*

### 140724

#### **[Planning Code - Nighttime Entertainment and Uses Greater than 25,000 Square Feet in Western SoMa]**

**Sponsors: Kim; Campos and Wiener**

Ordinance amending the Planning Code to delete the prohibition against a non-residential use exceeding 25,000 square feet in the Regional Commercial District; to authorize a nighttime entertainment use in the Western SoMa Mixed Use-Office Zoning District within 200 feet of any property within a Residential Enclave or Residential Enclave-Mixed District where a nighttime entertainment use existed within five years prior to an application to re-establish the use; and affirming the Planning Department's California Environmental Quality Act determination and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

**Attachments:** [Leg Ver1](#)

[Leg Dig Ver1](#)

6/24/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

7/15/14; REFERRED TO DEPARTMENT.

### 140725

#### **[Underground District - Ringold Alley]**

**Sponsor: Kim**

Ordinance creating Underground District No. 360 on Ringold Alley from 8th Street to 9th Street; and making environmental findings.

**Attachments:** [Leg Ver1](#)

6/24/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

7/15/14; REFERRED TO DEPARTMENT.

**140775 [Planning Code - Amending Definition of Residential Unit and Residential Conversion Requirements]****Sponsor: Avalos**

Ordinance amending the Planning Code to amend the definition of Residential Unit and clarify the requirements for a Residential Conversion of a Residential Hotel Unit regulated under Administrative Code, Chapter 41; making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

**Attachments:** [Leg Ver1](#)

[Leg Dig Ver1](#)

7/8/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

**140804 [Planning Code - Arcades in the Haight Street Neighborhood Commercial District]****Sponsors: Breed; Wiener**

Ordinance amending the Planning Code to permit arcades in the Haight Street Neighborhood Commercial District; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

**Attachments:** [Leg Ver1](#)

[Leg Dig Ver1](#)

7/15/14; ASSIGNED to the Land Use and Economic Development Committee.

**140805 [Administrative, Environment Codes - Clean Construction Ordinance Updates]****Sponsor: Cohen**

Ordinance amending the Administrative Code to require a Construction Emissions Minimization Plan and monitoring for public projects within the Air Pollutant Exposure Zone, as mapped pursuant to Health Code, Article 38; amending the Administrative and Environment Codes to reflect these requirements; and making environmental findings.

**Attachments:** [Leg Ver1](#)

[Leg Dig Ver1](#)

7/15/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development 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

These 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 translation assistance will be allowed to testify for twice the amount of the public testimony time limit. If simultaneous translation services are used, speakers will be governed by the public testimony time limit applied to speakers not requesting translation 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 above. 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, Clerk of a Committee or its members: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications which are not received prior to the hearing may be delivered to the Clerk of the Committee at the hearing and you are encouraged to bring enough copies for distribution.

**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.

**AGENDA PACKET:** Available for review in Clerk's Office, Room 244, City Hall, 1 Dr. Carlton B Goodlett Place, or on the internet at <http://www.sfbos.org/meetings>. Meetings are cablecast on SFGovTV, the Government Channel 26. Meetings are broadcast live on KPOO 89.5 FM. 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 Derek Evans (415) 554-7702.

**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, 6, 9, 19, 21, 47, 49, 71, and 71L. 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 (Chapter 67 of the San Francisco Administrative Code) 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) 554-7854; or by email at [sotf@sfgov.org](mailto:sotf@sfgov.org)

Citizens may obtain a free copy of the Sunshine Ordinance by printing Chapter 67 of the San Francisco Administrative Code 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 Sec. 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>