

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



MEETING MINUTES

Monday, July 14, 2008

1:00 PM

City Hall, Room 263

Regular Meeting

Land Use and Economic Development Committee

Members: Sophie Maxwell, Gerardo Sandoval, Aaron Peskin

Clerk: Linda Laws (415) 554-4441

Members Present: *Sophie Maxwell, Gerardo Sandoval, Aaron Peskin.*

Members Excused: *None.*

Members Absent: *None.*

CONVENED

The meeting convened at 1:08 p.m.

AGENDA

080947 [Changing the official sidewalk width - Jessie Street east of 10th Street] Supervisor Daly

Ordinance amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" by adding thereto Section 1579 to change the official sidewalk width on Jessie Street east of 10th Street; making environmental findings and findings pursuant to the General Plan and Planning Code Section 101.1; requiring relocation, modification, or both of facilities affected by the sidewalk width change; and approving public sidewalk easements along the southerly side of Jessie Street.

7/8/08, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

Heard in Committee. Speakers: Nick Elsner, Department of Public Works; Barbara Gualco, Mercy Housing; Linda Corso, SF Mart.

RECOMMENDED by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

080063 [Green Building Requirements] Mayor, Supervisors Peskin, Sandoval

Ordinance amending the San Francisco Building Code by adding Chapter 13C to impose green building requirements on (1) newly constructed Group R occupancy residential buildings, (2) newly constructed commercial buildings of Group B or M occupancies that are 5,000 gross square feet or more, (3) new first-time build-outs of commercial interiors that are 25,000 gross square feet or more in area buildings of Group B or M occupancies, and (4) major alterations that are 25,000 gross square feet or more in area existing buildings of Group B, M, or R occupancies, where interior finishes are removed and significant

upgrades to structural and mechanical, electrical and/or plumbing systems are proposed; exempting (1) City projects, which are subject to Chapter 7 of the San Francisco Environment Code, (2) any new building in which laboratory use of any occupancy classification is the primary use, and (3) any building undergoing renovation in which the area of renovation will be primarily for laboratory use of any occupancy classification, and to authorize the Director of Building Inspection to grant an exemption from some of

4/7/08, RESPONSE RECEIVED. Building Inspection Commission - All Commissioners were presented and voted unanimously to support the ordinance.

1/17/08, REFERRED TO DEPARTMENT. Department of Environment for review; Planning Department for environmental review; and Building Inspection Commission for comments and review.

5/21/08, RESPONSE RECEIVED. Office of Economic Analysis - Economic Impact Report dated May 21, 2008.

7/7/08, AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Craig Nikitas, Planning Department; Wade Crowfoot, Mayor's Office; Phil Williams, Task Force on

1/8/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 2/7/2008.

7/7/08, CONTINUED AS AMENDED. Continued to July 14, 2008.

2/21/08, RESPONSE RECEIVED. Planning Department categorically exemption from environmental review.

Heard in Committee. Speakers: None.

7/14/08 Amended on page 19, line 22 after "Interior's" inserted "Standards for the". Supervisor Maxwell requested to be added as a co-sponsor.

AMENDED.

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

080407 [Subdivision Code - definition of conversion] Supervisor Peskin

Ordinance amending the San Francisco Subdivision Code Section 1308 to modify the definition of conversion to include specified air space subdivisions of existing residential structures; and making environmental findings.

3/25/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 4/24/2008.

7/9/08, RESPONSE RECEIVED. Planning Department - Non-physical per Section 15060(c)(2) of the CEQA Guidelines.

4/3/08, REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review and Planning Commission for review and comment.

Heard in Committee. Speaker: Ted Gullickson.

7/14/08 Amendment of the whole bearing same title.

AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

080691 [Zoning - HOPE SF Hunters View SUD and the 40/65-X Height and Bulk District] Supervisor Maxwell

Ordinance amending the San Francisco Planning Code by adding Section 263.20 to establish special exceptions for heights within the HOPE SF Hunters View Special Use District and the 40/65-X Height and Bulk District, allowing residential buildings with conditional use authorization pursuant to Planning Code Sections 303 and 304 to have a maximum height of 65 feet; adopting environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

6/23/08, RESPONSE RECEIVED. Planning Commission Resolution No. 17620 recommending approval.

5/20/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 6/19/2008.

5/29/08, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comment.

6/5/08, RESPONSE RECEIVED. Received Hunters View Redevelopment Project FEIR.

Heard in Committee. Speakers: Doug Shoemaker, Mayor's Office of Housing; Margaret Campbell, John Stewart Company; Charles Olsen, Sanger and Olsen; Ann Torney, architect for project sponsor; Mat Snyder, Planning Department; Francisco Da Costa; Jill Fox, India Basin Neighborhood Association; Philip Ragozzino; Lottie Titus.

Continued to July 28, 2008.

CONTINUED by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

080692 [Zoning - HOPE SF Hunters View Special Use District] Supervisor Maxwell

Ordinance amending the San Francisco Planning Code by adding Section 249.39 to establish the HOPE SF Hunters View Special Use District, allowing the subdivision or portions of the site as individual lots to exceed the density of the underlying zoning district and allowing uses that are either principally or conditionally permitted within NC-1 districts to be principally permitted within the special use district; adopting environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

6/5/08, RESPONSE RECEIVED. Received Hunters View Redevelopment Project FEIR.

5/29/08, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comment.

5/20/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 6/19/2008.

6/23/08, RESPONSE RECEIVED. Planning Commission Resolution No. 17622 recommending approval.

Heard in Committee. Speakers: Doug Shoemaker, Mayor's Office of Housing; Margaret Campbell, John Stewart Company; Charles Olsen, Sanger and Olsen; Ann Torney, architect for project sponsor; Mat Snyder, Planning Department; Francisco Da Costa; Jill Fox, India Basin Neighborhood Association; Philip Ragozzino; Lottie Titus.

Continued to July 28, 2008.

CONTINUED by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

080693 [Zoning Map Amendments - HOPE SF Hunters View] Supervisor Maxwell

Ordinance amending the Zoning Maps of the City and County of San Francisco, Sheet HT10, to change the Height and bulk Designation of Assessor's Block 4624, Lots 3, 4 and 9 and Block 4720, Lot 27 from 40-X to 40/65-X, Sheet ZN10, to change the Zoning Use Districts of Block 4720, Lot 27 from RH-2, NC-2 and M-1 to RM-1, and Sheet SU10, to designate Assessor's Block 4624, Lots 3, 4 and 9 and Block 4720, Lot 27 with the HOPE SF Hunters View Special Use District; adopting environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

5/20/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 6/19/2008.

5/29/08, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comment.

6/23/08, RESPONSE RECEIVED. Planning Commission Resolution No. 17619 recommending approval.

6/5/08, RESPONSE RECEIVED. Received Hunters View Redevelopment Project FEIR.

Heard in Committee. Speakers: Doug Shoemaker, Mayor's Office of Housing; Margaret Campbell, John Stewart Company; Charles Olsen, Sanger and Olsen; Ann Torney, architect for project sponsor; Mat Snyder, Planning Department; Francisco Da Costa; Jill Fox, India Basin Neighborhood Association; Philip Ragozzino; Lottie Titus.

Continued to July 28, 2008.

CONTINUED by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

080520 [Below Market Rate Condominium Conversion Program] Mayor, Supervisor McGoldrick

Ordinance amending the San Francisco Subdivision Code by adding Section 1344 to update and clarify the provisions relating to Below Market Rate Units under the Condominium Conversion Program including provisions related to the calculation of sales price, renting, capital improvements, duration and monitoring of affordability, marketing, and ongoing regulations; and amending Sections 1308, 1309, 1341, 1341B, 1343, 1359, and 1385 to make conforming changes, and making findings including findings under the California Environmental Quality Act (CEQA).

5/6/08, RESPONSE RECEIVED. Planning Department - non-physical per Section 15060(c)(2) of the CEQA Guidelines.

4/18/08, REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review.

4/15/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/15/2008.

Heard in Committee. Speakers: Supervisor McGoldrick; Doug Shoemaker and Myrna Melgar, Mayor's Office of Housing; Mary Ellen Mannix; Richard Henry; Emily Behr; Thomas Blom; Victor Aiuto; Dee; Joanne Woo Knight; Laura Carroll; Paul Utrecht; Patrick Carroll; Phyllis Lund; Soher Youssef; Cornelia Hoppe; Ren Cujak; Heidi Timken; Leslie Johnson; Francisco Da Costa; David Margolis; Jim Ross; David Schachter, 1220 La Playa HOA; Tracy Parent, SF Community Land Trust; Chad Ryan; Helen Leslie; Kathy O'Laughlin; Peter Horvath, Goldmine Hill HOA; Jay Oakman; Marsha

CONTINUED by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

070535 [Status of the Eastern Neighborhoods Plan] Supervisor Maxwell

Hearing before the Land Use Committee by the Planning Department regarding the status of the Eastern Neighborhoods Plan.

6/2/08, CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Ken Rich, Planning Department; Michael Yarne and Rhonda Simmons, Office of Economic Workforce Development; Francisco

6/23/08, CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Ken Rich, Planning Department; Julie Kirshbaum, Municipal Transportation Agency; Sue Exline, Andres Power, Pilar

4/24/07, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

6/9/08, CONTINUED. Heard in Committee. Speakers: Ken Rich, Planning Department; Douglas Shoemaker, Mayor's Office of Housing; Sarah Dennis, Planning Department; Alek Felstiner, Unite Here

9/17/07, CONTINUED TO CALL OF THE CHAIR. Heard in committee. Speakers: Ken Rich, Planning Department; Supervisor Sandoval; Supervisor McGoldrick; Doug Shoemaker, Mayor's Office of Housing

5/7/07, CONTINUED TO CALL OF THE CHAIR. Heard in committee. Speaker: Amit Ghosh, Planning

Department; Ken Rich, Planning Department; Supervisor Maxwell; Doug Shoemaker, Mayor's Office of 5/19/08, CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: John Rahaim, Planning Director; Steve Wertheim, Planning Department; Ken Kirkey, ABAG; Ken Rich, Planning Department;

4/21/08, CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: John Rahaim, Director of Planning; Ken Rich and Amit Ghosh, Planning Department.

7/7/08, CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Ken Rich, Steve Wertheim and Dan Sider, John Sway, Sarah Dennis, Planning Department; Philip Lessner; Francisco Da

7/30/07, CONTINUED TO CALL OF THE CHAIR. Heard in committee. Speakers: Supervisor Maxwell; Ken Rich, Planning Department; Supervisor McGoldrick; Peter Albert, Municipal Transportation

Heard in Committee. Speakers: Ken Rich and Sarah Dennis, Planning Department; Tony Kelly; Jim Fabris, SF Association of Realtors; Tom Lippe; Sean McArdle, Bay West Group; Lou, Richard, Grace Shanahan, Norinne Byrne, Residential Builders Association; Craig Laporta, Dean Smith, Mark Friedburg, Vanguard Properties; Eva Hom; Thomas Westfall and Amanda Jones, Vanguard Properties; Bryan Maloney, Phil Lessner, Gary Gee, Robert, Residential Builders Association; Kevin Birmingham; Jeanne Carter; Steve Cooney, Kieran Buckley, Steve Buckley, Steve McElroy, Seamus, Jim

CONTINUED TO CALL OF THE CHAIR by the following vote:

Ayes: 2 - Maxwell, Sandoval

Absent: 1 - Peskin

The meeting adjourned at 7:16 p.m.