



**City and County of San Francisco**  
**Meeting Minutes**  
**Land Use and Transportation Committee**

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

*Members: Malia Cohen, Scott Wiener, Aaron Peskin*

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

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**Monday, June 20, 2016**

**1:30 PM**

**City Hall, Committee Room 263**

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**Regular Meeting**

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**Present:** 3 - Malia Cohen, Scott Wiener, and Aaron Peskin

*The Land Use and Transportation Committee met in regular session on Monday, June 20, 2016, with Chair Malia Cohen presiding.*

**ROLL CALL AND ANNOUNCEMENTS**

*Chair Cohen called the meeting to order at 1:33 p.m. On the call of the roll, Chair Cohen, Vice Chair Wiener, and Member Peskin were noted present. There was a quorum.*

**AGENDA CHANGES**

*There were no agenda changes.*

## REGULAR AGENDA

### **160360 [Zoning Map - Rezoning Potrero HOPE SF Parcels at 25th and Connecticut Streets]**

**Sponsor: Cohen**

Ordinance amending the Planning Code to facilitate development of the Potrero HOPE SF (Housing Opportunities for People Everywhere San Francisco) Project by revising Zoning Map Sheet ZN08 to rezone Assessor's Parcel Block No. 4287, Lot No. 007, at 25th and Connecticut Streets from Public (P) to Residential, Mixed Districts, Moderate Density (RM-2); revising Zoning Map Sheet HT08 to rezone Assessor's Parcel Block No. 4287, Lot Nos. 001A and 007, from a 40-X height and bulk limit to a 50-X height and bulk limit; and making environmental 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.

04/12/16; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/12/2016.

04/20/16; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission for public hearing and recommendation (per Planning Code, Section 302(b)); HOPE SF, Mayor's Office of Housing and Community Development; Office of Community Investment and Infrastructure; and Department of Building Inspection for informational purposes.

04/28/16; RESPONSE RECEIVED. CEQA clearance under Planning Dept. Case No. 2010.0515E Potrero HOPE SF Master Plan Environmental Impact Report, certified December 10, 2015.

05/12/16; RESPONSE RECEIVED. Planning Commission recommended approval of matter.

06/10/16; NOTICED. Zoning Map 10-Day Publish (GC 65856 and 65090)

*Heard in Committee. Speaker: Mathew Snyder (Planning Department); presented information and answered questions raised throughout the discussion.*

**Chair Cohen moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Peskin

**160385 [Transportation Code - Fare Evasion and Passenger Conduct Regulations]****Sponsors: Mar and Campos**

Ordinance amending the Transportation Code to consolidate and clarify existing fare evasion regulations, revise passenger conduct violations to make consistent with recent state law changes, and authorize the San Francisco Municipal Transportation Agency to establish separate fine amounts for fare evasion and passenger conduct violations committed by youth; and affirming the Planning Department's determination under the California Environmental Quality Act. (Municipal Transportation Agency)

04/19/16; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/19/2016.

04/27/16; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; Youth Commission for hearing and recommendation; Municipal Transportation Agency for informational purposes.

04/28/16; RESPONSE RECEIVED. Not defined as a project under CEQA Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

05/25/16; RESPONSE RECEIVED. The Youth Commission voted unanimously in support of File No.160385.

06/13/16; CONTINUED. Heard in Committee. Speakers: None.

*Heard in Committee. Speakers: Dianna Hammons (Municipal Transportation Agency); Angelina Yu (Office of Supervisor Eric Mar); presented information and answered questions raised throughout the discussion. Jillian Wu, Vice Chair, and Cris Plunkett, Legislative Affairs Officer (Youth Commission); spoke in support of the hearing matter.*

**Vice Chair Wiener moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Peskin

**151122 [Administrative Code - Preferences in Affordable Housing Programs]****Sponsors: Mayor; Cohen, Breed and Wiener**

Ordinance amending the Administrative Code to clarify existing preferences in allocating City affordable housing units first to Certificate of Preference holders and second to tenants evicted under the Ellis Act, create a third preference for residents in the neighborhood where the affordable housing is located, create a fourth preference for people who live or work in San Francisco; to make conforming amendments to provisions of the Administrative and Planning Codes; to affirm the Planning Department's determination under the California Environmental Quality Act; and to make findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

11/02/15; DUPLICATED. Supervisor Wiener requested that File No. 150622 be duplicated.

11/02/15; AMENDED. Heard in Committee. Speakers: President London Breed (Board of Supervisors); Menaka Mohan (Planning Department); Sophie Hayward and Charles MacNulty (Mayor's Office of Housing and Community Development); Susan Cleveland-Knowles (Office of the City Attorney); Mary Benjamin (Mayor's Office of Housing and Community Development); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Rev. Amos Brown (NAACP/Third Baptist); Rev. Arnold Townsend (EOCSF); Male Speaker; Linda Fadeke Richardson; Gary Banks; Marie Franklin; Rev. Arelious Walker (Bayview Hunters Point Senior Services); Louis Cardonas; Rev. Keva McNeill (NAACP); Female Speaker; Tracy Griffin; Rev. Roland Gordon (Ingleside Presbyterian Church); Jackie Wright; Rev. Martin Hall; Doris Jane Gibson; Michael Baines; Male Speaker; Female Speaker; Female Speaker; Majea Crawford; Peter Cohen; Frank Williams; Bobby Webb; Male Speaker; Female Speaker; Male Speaker; spoke in support of the hearing matter.

Duplicated from File No. 150622.

11/02/15; CONTINUED TO CALL OF THE CHAIR AS AMENDED. Vice Chair Wiener requested this matter be referred to the Planning Commission for public hearing and recommendation.

11/04/15; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission for public hearing and recommendation (per Planning Code, Section 302(b)); and Rent Board, Mayor's Office of Housing and Community Development, Housing Opportunity, Partnerships and Engagement, and HOPE SF for informational purposes.

11/18/15; RESPONSE RECEIVED. The Planning Department determined that the changes to the legislation (version 2) do not require an additional Planning Commission hearing.

11/23/15; RESPONSE RECEIVED. 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.

*Heard in Committee. Speakers: Sophie Hayward (Mayor's Office of Housing and Community Development); Jon Givner (Office of City Attorney); presented information and answered questions raised throughout the discussion.*

**Vice Chair Wiener moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by revising the short and long title to only reflect the amendments to the Administrative Code and creation of the fourth preference, since all other amendments were previously passed by separate legislation. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Peskin

Ordinance amending the Administrative Code to create a fourth preference for people who live or work in San Francisco, in addition to existing preferences in allocating City affordable housing units; to affirm the Planning Department's determination under the California Environmental Quality Act; and to make findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

**Vice Chair Wiener moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Peskin

Chair Cohen requested File Nos. 160694 and 160550 be heard together.

**160694 [Conveyance of Real Property - 101 Hyde Street - Mayor's Office of Housing and Community Development - \$1]**

**Sponsor: Kim**

Resolution approving and authorizing an agreement for the conveyance of a parcel of real estate, consisting of approximately 10,633 square feet in land area approved for construction of an 85 dwelling-unit multi-family residential project, for the Mayor's Office of Housing and Community Development, pursuant to the land dedication permitted under a separate Ordinance (File No. 160550); adopting findings under the California Environmental Quality Act; adopting findings that the conveyance is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing the Director of Property to execute documents, make certain modifications, and take certain actions in furtherance of this Resolution, as defined herein. (Mayor's Office of Housing and Community Development)

06/14/16; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

06/17/16; REFERRED TO DEPARTMENT. Referred to Mayor's Office of Housing and Community Development; Office of Community Investment and Infrastructure; Real Estate; and Rent Board for informational purposes.

*Heard in Committee. Speakers: Tina Chang (Planning Department); presented information and answered questions raised throughout the discussion. Meg Spriggs; Dan Fox; Mike Ander; spoke in support of the hearing matter.*

**Member Peskin moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Peskin

**160550 [Planning Code - Waiving Inclusionary Housing Requirements, Exempting Certain Floor Area from the Calculation of Gross Floor Area and Transferable Development Rights Requirements, and Authorizing Land Dedication at No Cost - 1066 Market Street]**

**Sponsor: Kim**

Ordinance waiving the Inclusionary Affordable Housing requirements set forth in Planning Code, Section 415 et seq., exempting 21,422 square feet from the calculation of gross floor area pursuant to Planning Code, Section 124, to allow the additional floor area, and exempting 21,422 square feet from Planning Code, Sections 123 and 128, to reduce any required transferable development rights by such amount, for a project located at 1066 Market Street, in exchange for the dedication of certain real property to the Mayor's Office of Housing and Community Development at no cost; authorizing actions in furtherance of this Ordinance, as defined herein; adopting findings regarding the Final Mitigated Negative Declaration under the California Environmental Quality Act; and making findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

05/17/16; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/16/2016.

05/24/16; REFERRED TO DEPARTMENT. Referred to Planning Commission for public hearing and recommendation (per Planning Code, Section 302.(b)); Mayor's Office of Housing and Community Development; Office of Community Investment and Infrastructure; Real Estate; and Rent Board for informational purposes.

*Heard in Committee. Speakers: Tina Chang (Planning Department); presented information and answered questions raised throughout the discussion. Meg Spriggs; Dan Fox; Mike Ander; spoke in support of the hearing matter.*

**Member Peskin moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Peskin

## ADJOURNMENT

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 1:54 p.m.*

*N.B. The Minutes of this meeting set forth all actions taken by the Land Use and Transportation Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.*