



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: Myrna Melgar, Dean Preston, Aaron Peskin

Clerk: Erica Major (415) 554-4441

Monday, March 15, 2021

1:30 PM

Regular Meeting

Present: 3 - Myrna Melgar, Dean Preston, and Aaron Peskin

The Land Use and Transportation Committee met in regular session through videoconferencing, and provided public comment through teleconferencing, on Monday, March 15, 2021, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 2:39 p.m.

Remote Access to Information and Participation

In accordance with Governor Newsom's Executive Order No. N-33-20 declaring a State of Emergency regarding the COVID-19 outbreak and Mayor London N. Breed's Proclamation declaring a Local Emergency issued on February 25, 2020, including the guidance for gatherings issued by the San Francisco Department of Public Health Officer, aggressive directives were issued to reduce the spread of COVID-19. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely (via Microsoft Teams) and will allow remote public comment via teleconference. Visit the SFGovTV website at (www.sfgovtv.org) to stream the live meetings, or to watch meetings on demand. Members of the public are encouraged to participate remotely via detailed instructions on participating via teleconference available at: <https://sfbos.org/remote-meeting-call>.

Members of the public may participate by phone or may submit their comments by email to: Erica.Major@sfgov.org; all comments received will be made a part of the official record. Regularly scheduled Land Use and Transportation Committee Meetings begin at 1:30 p.m. every Monday of each month. Committee agendas and their associated documents are available at <https://sfbos.org/committees>.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Melgar, Vice Chair Preston, and Member Peskin were noted present. A quorum was present.

AGENDA CHANGES

There were no changes.

REGULAR AGENDA

201175 [Administrative Code, Planning Code - Technical Corrections; Amendments to Various Central South of Market Area Zoning Provisions]

Ordinance amending the Planning Code to correct and clarify Administrative and Planning Code amendments approved in Ordinance No. 296-18, which gave effect to the Central South of Market Area (SoMa) Plan, including provisions regarding transfer of development rights, privately owned public open space, renewable electricity, PDR (Production Distribution Repair) floor height, development impact fee deposits and uses, among others; to restore with modifications inadvertently deleted provisions regarding low-income affordable housing in the SALI (Service/Arts/Light Industrial) Zoning District; and to amend open space, height limit, apparent mass reduction, lot coverage, exposure, PDR replacement, and development impact fee waiver and reduction provisions; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302. (Planning Commission)

10/15/20; RECEIVED FROM DEPARTMENT.

10/27/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/26/2020.

02/08/21; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Mat Snyder (Planning Department); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion.

Heard in Committee. Speakers: Matt Snyder (Planning Department); Kristen Jensen (Office of the City Attorney); presented information and answered questions raised throughout the discussion.

Member Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 7, Lines 2-3, by striking 'within 1/2 mile of said principal project or within any parcel that is under or immediately adjacent to Interstate 80 and within the boundaries of Central SoMa Plan Area' and replacing it with 'within the Central SoMa Plan Area or no greater than ¼-mile outside the Central SoMa Plan Area boundary, without regard to distance from the principal project'; on Page 7, Lines 7-8, by adding 'or, as applicable the closest edge of the Central SoMa Plan Area boundary,'; on Page 8, Lines 10-12, by adding 'a draft of' before 'said strategy' and 'presented to the Planning Commission where a Large Project Authorization under Planning Code Section 329 applies. In all cases, said strategy shall be finally' after 'shall be'; and adding other clarifying and conforming changes. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

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

Ayes: 3 - Melgar, Preston, Peskin

Chair Melgar requested that File Nos. 210147 and 210155 be called together.

210147 [Interim Zoning Controls - Extending and Modifying Requirements for Conditional Use Authorization for Conversion of Residential Care Facilities to Other Uses]

Sponsors: Mandelman; Ronen

Resolution extending interim zoning controls for six months to require a Conditional Use Authorization and specified findings for a proposed change of use from a Residential Care Facility; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

02/09/21; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/11/2021.

02/16/21; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

02/19/21; NOTICED. 20-Day Notice for Land Use and Transportation Committee hearing posted online, pursuant to Planning Code Section 333 (no mailing required as this item is more than 300 acres).

03/11/21; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

Heard in Committee. Speaker: Jacob Bintliff (Office of Supervisor Rafael Mandelman); presented information and answered questions raised throughout the discussion.

Vice Chair Preston moved that this Resolution be CONTINUED to the Land Use and Transportation Committee meeting of March 22, 2021. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

210155 [Hearing - Interim Zoning Controls - Removal of Residential Care Facilities]

Sponsor: Mandelman

Hearing to receive the six-month report on Interim Zoning Controls Requiring Conditional Use Authorization to Remove a Residential Care Facility, pursuant to Planning Code, Section 306.7(i); and requesting the Planning Department to report.

02/09/21; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

02/17/21; REFERRED TO DEPARTMENT. Referred to the Planning Department for informational purposes and requesting the Planning Department to report.

Heard in Committee. Speaker: Jacob Bintliff (Office of Supervisor Rafael Mandelman); presented information and answered questions raised throughout the discussion.

Vice Chair Preston moved that this Hearing be CONTINUED to the Land Use and Transportation Committee meeting of March 22, 2021. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 3:08 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.