



# City and County of San Francisco

## Meeting Agenda

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

### Land Use and Economic Development Committee

*Members: Sophie Maxwell, Eric Mar, David Chiu*

*Clerk: Alisa Somera (415) 554-4447*

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**Monday, May 24, 2010**

**1:00 PM**

**City Hall, Committee Room 263**

### **Regular Meeting**

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*Note: 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, Room 244, Reception Desk.*

*Each member of the public will be allotted the same maximum number of minutes to speak as set by the Chair at the beginning of each item, 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.*

## **AGENDA CHANGES**

## **REGULAR AGENDA**

1. [090906](#) **[Planning - Uses Permitted in R Districts - Double Density for Senior Housing]**

**Sponsor: Chiu**

Ordinance amending the Planning Code by adding Section 102.6.1 to create a definition related to housing for seniors; amending Planning Code Section 209.1(m) related to the Uses Permitted in R Districts - Dwelling Zoning Control Table to update the requirements for obtaining double density for providing senior housing and, adding Section 209.1(o) to require, in certain circumstances, a conditional use authorization; making environmental findings, and making findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.

**Attachments:** [Leg\\_Digest\\_Ver1](#)

[Response\\_PLN\\_072409](#)

[Response\\_PLN\\_101309](#)

[Comm\\_Packet\\_051010](#)

[Legislation\\_Ver2](#)

[Comm\\_Packet\\_052410](#)

7/14/09; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee. 04/13/10 - Supervisor Chiu requested this file remain open for an additional six months; 10/13/10.

7/23/09; REFERRED TO DEPARTMENT. Referred to Planning Commission for public hearing and recommendation; referred to Planning Department for environmental review.

7/24/09; RESPONSE RECEIVED. Not a project under CEQA Guidelines Section 15378.

10/13/09; RESPONSE RECEIVED. Planning Commission Resolution No. 17961 recommending approval.

5/10/10; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Tara Sullivan, Planning Department; Marilyn Amini; Rose Hillson; Hiroshi Fukoda.

5/10/10; CONTINUED AS AMENDED. Continued to May 24, 2010.

2. [100364](#) **[Major Encroachment for San Francisco State University to Place Utilities Under Font Boulevard]**

Resolution granting a revocable major encroachment permit to San Francisco State University to occupy a portion of the public right-of-way to install and maintain private underground utilities crossing Font Boulevard to serve properties within Assessor Block No. 7304; making findings, including environmental findings and findings of consistency with the General Plan and the Eight Priority Policies of Planning Code Section 101.1. (Public Works Department)

**Attachments:** [Legislation\\_Ver1](#)

[Comm\\_Packet\\_052410](#)

4/28/10; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee. 05/20/10 - Mailed notice to affected property owners.

3. [100298](#) **[Freeway Maintenance Agreement for the Interchange at Highways 101 and 280]**  
Resolution approving a Freeway Maintenance Agreement with the State of California apportioning maintenance responsibilities for the interchange at Highways 101 and 280 and authorizing the Director of Public Works to execute said Agreement on behalf of the City. (Public Works Department)  
**Attachments:** [Legislation\\_Ver1](#)  
[Comm\\_Packet\\_052410](#)  
  
3/1/10; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.
4. [100299](#) **[Freeway Maintenance Agreement for the Bay Bridge Anchorage Security Measures]**  
Resolution approving a Freeway Maintenance Agreement with the State of California apportioning maintenance responsibilities for the San Francisco-Oakland Bay Bridge Beale Street anchorage security measures and authorizing the Director of Public Works to execute said Agreement on behalf of the City. (Public Works Department)  
**Attachments:** [Legislation\\_Ver1](#)  
[Comm\\_Packet\\_052410](#)  
  
3/1/10; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.

## ADJOURNMENT

## IMPORTANT INFORMATION

*NOTE: 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. Any written comments should be sent to: Committee Clerk of the Land Use Committee, San Francisco Board of Supervisors, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102 by 5:00 p.m. on the day prior to the hearing. Comments which cannot be delivered to the committee clerk by that time may be taken directly to the hearing at the location above.*

*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

**(Not to be considered at this meeting)**

*Rule 5.40 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.*

**100188 [Zoning – 1800 Market Street Community Center Project Special Use District]****Sponsor: Dufty**

Ordinance amending the San Francisco Planning Code by adding Section 787 to establish the 1800 Market Street Community Center Project Special Use District for property located at 1800 Market Street (Lot No. 014, Assessor's Block No. 871), located at the northwest corner of Market Street and Octavia Boulevard; amending Sheet No. SU07 of the Zoning Map of the City and County of San Francisco to reflect this new Special Use District; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.

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

[Leg Digest Ver1](#)

4/27/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

4/29/10; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; and the Planning Commission for public hearing and recommendation.

**100530 [Delivery Service for Large Retail Uses Within the Ocean Avenue Neighborhood Commercial Transit District]****Sponsors: Elsbernd; Avalos**

Ordinance amending the San Francisco Planning Code by amending Section 151.1 to exclude large retail uses within the Ocean Avenue Neighborhood Commercial Transit District from the requirement to provide delivery or shuttle services when such uses receive conditional use authorization to provide a greater number of off-street parking spaces.

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

[Response PLN 051310](#)

5/4/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

5/10/10; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; and the Planning Commission for public hearing and recommendation.

5/13/10; RESPONSE RECEIVED. Non-physical exemption per CEQA Guidelines Section 15060(c)(2).

**100574 [General Plan Amendments – Candlestick Point Activity Node and Hunters Point Shipyard Phase 2 Project]****Sponsor: Mayor**

Ordinance amending the San Francisco General Plan by amending the Bayview Hunters Point Area Plan, the Transportation Element, the Recreation and Open Space Element, the Commerce and Industry Element, maps and figures in various Elements, and the Land Use Index, and by adopting and adding the Candlestick Point Subarea Plan and the Hunters Point Area Plan, in order to facilitate the development of the Hunters Point Shipyard and Candlestick Point, as envisioned in the Hunters Point Shipyard Redevelopment Plan, the Bayview Hunters Point Redevelopment Plan, and the Conceptual Framework for integrated development of the Hunters Point Shipyard and Candlestick Point endorsed by the Board of Supervisors and the Mayor in May 2007 and approved by the voters in 2008 through passage of Proposition G, the Jobs, Parks and Housing Initiative; adopting findings, including environmental findings and findings of consistency with the General Plan and Planning Code Section 101.1.

**Attachments:** [Legislation\\_Ver1](#)

5/11/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

5/17/10; REFERRED TO DEPARTMENT. Referred to the Planning Commission for public hearing and recommendation; the Small Business Commission for review and recommendation; and the Redevelopment Agency and Recreation and Parks Department for informational purposes.

**100575 [Hunters Point Shipyard - Health Code Amendment]****Sponsor: Mayor**

Ordinance amending Article 31 of the Health Code to extend, to the entire Hunters Point Shipyard area, the special permit processing requirements that now apply to Hunters Point Shipyard Parcel A to address potential residual contamination, and imposing fees to administer this Article; amending Sections 804 and 1227 of the Health Code to make conforming amendments; and making environmental findings.

**Attachments:** [Legislation\\_Ver1](#)

[Leg Digest\\_Ver1](#)

5/11/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

5/17/10; REFERRED TO DEPARTMENT. Referred to the Department of Public Health, Planning Department, Department of Public Works, Department of Building Inspection, and Redevelopment Agency for informational purposes.

**100576 [Hunters Point Shipyard - Public Works Code Amendment]****Sponsor: Mayor**

Ordinance amending the Public Works Code to amend Section 2.3.1 to extend, to the entire Hunters Point Shipyard area, the special permit processing requirements that now apply at Hunters Point Shipyard Parcel A to address potential residual contamination and making environmental findings.

**Attachments:** [Legislation\\_Ver1](#)

5/11/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

5/18/10; REFERRED TO DEPARTMENT. Referred to the Department of Public Works, Department of Public Health, Department of Building Inspection and Planning Department for informational purposes.

**100577 [Hunters Point Shipyard - Building Code Amendment]****Sponsor: Mayor**

Ordinance amending the Building Code to amend Section 106A.3.2.5 to extend, to the entire Hunters Point Shipyard area, the special permit processing requirements that now apply at Hunters Point Shipyard Parcel A to address potential residual contamination and making environmental findings.

**Attachments:** [Legislation\\_Ver1](#)

5/11/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

5/18/10; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for public hearing and recommendation; and the Department of Public Works, Department of Public Health and Planning Department for informational purposes.

**100578 [Zoning Map Amendments - Candlestick Point Activity Node and Hunters Point Shipyard Phase 2 Project]****Sponsor: Mayor**

Ordinance amending the San Francisco Planning Code by amending Sectional Maps SU09 and SU010 of the Zoning Map of the City and County of San Francisco to establish the Candlestick Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use District; amending Sectional Maps HT09 and HT010 to establish the CP Height and Bulk District and the HP Height and Bulk District; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1; providing for an operative date.

**Attachments:** [Legislation\\_Ver1](#)

5/11/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

5/18/10; REFERRED TO DEPARTMENT. Referred to the Planning Commission for public hearing and recommendation; the Planning Department for environmental review; and the Redevelopment Agency for informational purposes.

**100579 [Zoning – Establishment of the Candlestick Point Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District, and Special Height and Bulk Provisions for the Special Use Districts]****Sponsor: Mayor**

Ordinance amending the San Francisco Planning Code by adding Section 249.50 to establish the Candlestick Point Activity Node Special Use District; adding Section 249.51 to establish the Hunters Point Shipyard Phase 2 Special Use District; adding Section 263.24 to establish Special Height Provisions for the Candlestick Point Activity Node Special Use District and the CP Height and Bulk District; adding Section 263.25 to establish Special Height Provisions for the Hunters Point Shipyard Phase 2 Special Use District and the HP Height and Bulk District; and amending Table 270, to provide that the Table is not applicable to the Candlestick Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use District; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1; providing for an operative date.

**Attachments:** [Legislation\\_Ver1](#)

5/11/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

5/18/10; REFERRED TO DEPARTMENT. Referred to the Planning Commission for public hearing and recommendation; the Planning Department for environmental review; and the Redevelopment Agency for informational purposes.

**100639**      **[Permits for Commercial Parking Garages and Lots]**

**Sponsor: Alioto-Pier**

Ordinance amending sections of the San Francisco Police Code, Business and Tax Regulations Code and Fire Code to: (1) transfer responsibility for parking garage and parking lot permits from the Fire Department to the Police Department; (2) require a commercial parking permit to operate a garage or lot where members of the public can park for a charge; set fees; establish permit issuance, suspension and revocation procedures; establish requirements for permit holders and individuals working at parking garages and lots; and (3) limit the term of a commercial parking permit to one year and require annual application for a commercial parking permit.

5/18/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

**100661**      **[Subdivision Code - Candlestick Point and Hunters Point Shipyard]**

**Sponsor: Mayor**

Ordinance amending the Hunters Point Shipyard Subdivision Code to rename the Code's Division 3 title and make various amendments pertaining to the subdivision process in Phase 2 of the Hunters Point Shipyard Redevelopment Plan and Zone 1 of the Bayview Hunters Point Redevelopment Project Area, including the establishment of a procedure for reviewing and filing vesting tentative transfer maps; and making environmental findings.

5/18/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

## 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 at a Committee meeting 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) signs to be brought into the meeting or displayed in the room; 4) standing in the meeting room.

Citizens are encouraged to testify at Committee meetings and to write letters to the Clerk of a Committee or to its members, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

USING LAPTOP COMPUTERS FOR PRESENTATIONS: Please contact City Hall Media Services at (415) 554-4933 to coordinate the use of laptop computers for presentations at the meeting. Computers to be used are required to be tested in advance. The presenter should arrive 30 minutes prior to the meeting to connect and test their computer.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT CITY HALL, ROOM 244, RECEPTION DESK. Agendas are available on the internet at [www.sfbos.org/meetings](http://www.sfbos.org/meetings)

Board meetings are cablecast on SF Cable 26. For video tape copies and scheduling call (415) 554-4188.

Requests for language interpreters at a meeting must be received at least 48 hours in advance of the meeting to help ensure availability. Contact Madeleine Licavoli at (415) 554-7722.

AVISO EN ESPAÑOL: La solicitud para un traductor en una reunion debe recibirse antes de mediodia de el viernes anterior a la reunion. Llame a Erasmo Vazquez (415) 554-4909.

**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 SF Cable 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 Madeleine Licavoli at (415) 554-7722 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, 5, 21, 47, 49, 71, 71L, J, K, L, M, N, T (exit at Van Ness Station). MUNI bus lines also serving the area are the 6, 7, and 9 San Bruno. 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, by phone at (415) 554-7724, by 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 [www.sfgov.org/ethics](http://www.sfgov.org/ethics)