

City and County of San Francisco

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



MEETING MINUTES
Monday, August 4, 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, Aaron Peskin.*

Members Excused: *None.*

Members Absent: *Gerardo Sandoval.*

MEETING CONVENED

The meeting convened at 1:09 p.m.

REGULAR AGENDA

080856 [Mission Bay South-Acceptance of Land and Improvements on Third Street for Blocks 17, 20 and 23]

Ordinance accepting the Mission Bay Blocks 17, 20, 23 Public Improvements-Phase 1; approving the dedication of the strip of land 5.00 feet in width, along the west side of Third Street for right-of-way purposes; designating street grades and sidewalk widths; accepting the irrevocable offer for the acquisition facilities for public use and maintenance purposes; adopting environmental findings and findings that such actions are consistent with the City's General Plan, eight priority policy findings of City's Planning Code Section 101.1, and the Mission Bay South Redevelopment Plan; accepting Department of Public Works Order No. 177,603; and authorizing official acts in connection with this ordinance. (Public Works Department)

6/11/08, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

Heard in Committee. Speaker: Ashur Yoseph, Department of Public Works.

RECOMMENDED by the following vote:

Ayes: 2 - Maxwell, Peskin

Absent: 1 - Sandoval

080857 [Mission Bay South-Acceptance of Land and Improvements for the 7th and 16th Street Intersection]

Ordinance accepting the dedication for public street and roadway purposes of the two (2) portions of properties adjacent to 16th Street and accepting the irrevocable offer for the 7th and 16th Street Intersection Infrastructure Improvements; designating street grades and accepting the irrevocable offer for the acquisition facilities for public use and maintenance purposes; adopting environmental findings and findings that such actions are consistent with the City's General Plan, eight priority policy findings of City's Planning Code Section 101.1, and the Mission Bay South Redevelopment Plan; accepting Department of Public Works Order No. 177,604; and authorizing official acts in connection with this ordinance. (Public Works Department)

6/11/08, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

7/25/08, CLERICAL CORRECTION. Correction to page 4 line 23, inserted "d" after "date".

Heard in Committee. Speaker: Ashur Yoseph, Department of Public Works.

RECOMMENDED by the following vote:

Ayes: 2 - Maxwell, Peskin

Absent: 1 - Sandoval

080691 [Zoning - 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.

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.

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

7/14/08, CONTINUED. 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.

7/28/08, CONTINUED. Heard in Committee. Speaker: Francisco Da Costa. Continued to August 4, 2008.

Heard in Committee. Speakers: Doug Shoemaker, Mayor's Office of Housing; Jack Gardner, John Stewart Company; Peter Albert, Municipal Transportation Agency; Mat Snyder, Planning Department; Philip Ragozzino; Espanola Jackson; Francisco Da Costa; Lottie Titus; James Carroll; Cheryl Adams, Deputy City Attorney.

8/4/08 Amendment of the whole bearing new title.

AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

Ordinance amending the San Francisco Planning Code by adding Section 263.20 to establish special exceptions for heights within the 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.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT by the following vote:

Ayes: 2 - Maxwell, Peskin

Absent: 1 - Sandoval

080692 [Zoning - 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.

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.

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

7/14/08, CONTINUED. 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.

7/28/08, CONTINUED. Heard in Committee. Speaker: Francisco Da Costa. Continued to August 4, 2008.

Heard in Committee. Speakers: Doug Shoemaker, Mayor's Office of Housing; Jack Gardner, John Stewart Company; Peter Albert, Municipal Transportation Agency; Mat Snyder, Planning Department; Philip Ragozzino; Espanola Jackson; Francisco Da Costa; Lottie Titus; James Carroll; Cheryl Adams, Deputy City Attorney.

8/4/08 Amendment of the whole bearing new title.

AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

Ordinance amending the San Francisco Planning Code by adding Section 249.39 to establish the 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.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT by the following vote:

Ayes: 2 - Maxwell, Peskin

Absent: 1 - Sandoval

080693 [Zoning Map Amendments - 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.

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

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

7/14/08, CONTINUED. 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.

7/28/08, CONTINUED. Heard in Committee. Speaker: Francisco Da Costa. Continued to August 4, 2008.

Heard in Committee. Speakers: Doug Shoemaker, Mayor's Office of Housing; Jack Gardner, John Stewart Company; Peter Albert, Municipal Transportation Agency; Mat Snyder, Planning Department; Philip Ragozzino; Espanola Jackson; Francisco Da Costa; Lottie Titus; James Carroll; Cheryl Adams, Deputy City Attorney.

8/4/08 Amendment of the whole bearing new title.

AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

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 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.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT by the following vote:

Ayes: 2 - Maxwell, Peskin

Absent: 1 - Sandoval

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).

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

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

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

7/14/08, CONTINUED. 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 Lee; Robert Mills; Reha Serna, Mission Asset Fund; Rebecca Norelset; Marna Schwartz, Housing Justice; Alex Sasayama; Ricardo Corona and Jane Duong, MEDA; Bob Jeffrey; Matthew Cahill; David Cincotta; Nancy Trogman; Rod Nucella. The Mayor was substituted as sponsor and Supervisor McGoldrick changed to co-sponsor. Continued to August 4, 2008.

Heard in Committee. Speakers: Doug Shoemaker and Myrna Melgar, Mayor's Office of Housing; Heidi Timken; Leslie Johnson; Kathy Trewin; Laura Carroll; Dee; Rebecca Norelest; Patrick Carroll; David Margolis; Soher Yousef; Tina Tracy; Rose Tracy Reinheimer; Chris Grainger; Tom Blom; Rodney Cella; Paul Utrecht; Marsha Lee; Elsa Dixon; Mohsen Tavakolian; Ben Cujak; Joanne Woo Knight; Jay Oakman; Larry Miller; Barbara Wirth; Matthew Cahill; Cornelia Hoppe; David Schacter; Carlos Alas, Jr.; Ruby Harris.

Continued to September 22, 2008.

CONTINUED by the following vote:

Ayes: 2 - Maxwell, Peskin

Absent: 1 - Sandoval

ADJOURNMENT

The meeting adjourned at 5:02 p.m.