

City and County of San Francisco

Land Use and Economic Development Committee

City Hall, Room 263



Meeting Agenda

Monday, March 5, 2007

1:00 PM

Regular Meeting

Members: Sophie Maxwell, Gerardo Sandoval, Jake McGoldrick

Clerk: Mary Red (415) 554-4442

Note: Each item on the Consent or Regular agenda may include the following documents: 1) Legislation 2) Budget Analyst report 3) Legislative Analyst report

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. 070126 [Wild parrots of Telegraph Hill - Tree preservation adjacent to 233 Greenwich Street] Supervisor Dufty**

Ordinance waiving certain provisions of Public Works Code Section 809 to assume responsibility for the preservation of two (2) Monterey Cypress trees adjacent to 233 Greenwich Street (Assessor's Block 85, Lot 32) that provide habitat for the wild parrots of Telegraph Hill, including pruning and removal as set forth herein; imposing specified tree replanting requirements on the property owner of 233 Greenwich Street in furtherance of Public Works Code Section 809's tree replacement provisions; authorizing the Director of Public Works to enter into a sole source agreement with Ted Kipping, Tree Shapers, LLC, for professional services relating to the pruning of the trees; accepting a gift from the Northeast San Francisco Conservancy to offset the cost of pruning the trees; and authorizing official acts in connection thereto.

1/30/07, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 3/1/2007. Sponsor requests that the item be sent to Land Use Committee.
2/16/07, REFERRED TO DEPARTMENT. Referred to Director, Department of Public Works.
The Chair intends to entertain a motion to send this item to the Board as a Committee Report on March 6, 2007.

2. 070223 [Changing the official sidewalk width - Folsom Street]

Ordinance amending Ordinance No. 1061 entitled Regulating the Width of Sidewalks by adding thereto Section 1573 to change the official sidewalk width on the northerly side of Folsom Street easterly of 8th Street; making findings pursuant to the General Plan and Planning Code Section 101.1; and requiring relocation, modification, or both of facilities affected by the sidewalk width change. (Public Works Department)

2/16/07, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

3. 070224 [Changing the official sidewalk width - Stockton Street]

Ordinance amending Ordinance No. 1061 entitled Regulating the Width of Sidewalks by adding thereto Section 1571 to change the official sidewalk widths on the westerly side of Stockton Street between Geary and Ellis Streets; making findings pursuant to the General Plan and Planning Code Section 101.1; and requiring relocation, modification, or both of facilities affected by the sidewalk width change. (Public Works Department)

2/16/07, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

4. 060640 [Zoning Map Amendment, vacant lot, Alemany Blvd. Supervisors Sandoval, Peskin between Ocean and Onondaga Avenues]

Ordinance amending the San Francisco Planning Code by amending Sheet 11 of the Zoning Map of the City and County of San Francisco to change the use designation of Lot 11C in Assessor's Block 6954 from RH-1 (One-Family) to NC-3 (Moderate-Scale Neighborhood Commercial District); adopting findings, including environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1(b).

5/9/06, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 6/8/2006.

5/17/06, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comment. 8/8/06, File 061189 introduced, extension for Planning Commission to review, November 13, 2006. Adopted 8/15/06.

10/19/06, RESPONSE RECEIVED. Planning Department Executive Summary and Planning Commission Resolution 17316.

1/10/07, RECOMMENDED. Heard in committee. Speakers: Supervisor Sandoval; Kate Connor, Planning Department; Eileen Estiva; Jim Keith. Supervisor Peskin requests to be added as cosponsor.

1/23/07, RE-REFERRED to Land Use and Economic Development Committee.

The Chair intends to entertain a motion to send this item to the Board as a Committee Report on March 6, 2007.

5. **061480** **[Zoning Map Amendment for 915 Cayuga Avenue]**
- Ordinance amending the San Francisco Planning Code by amending Sheet 11 of the Zoning Map of the City and County of San Francisco in order to shift a zoning district boundary which is located entirely within Assessor's Block 6954 Lot 033 and which divides an RH-1 (Residential, House, One Family) District from an NC-3 (Neighborhood Commercial, Moderate Scale) District approximately 20 feet in a northwesterly direction to increase the portion of the lot that is zoned NC-3; adopting findings, including environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1(b). (Planning Department)
- 10/19/06, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee. (SUPPORTING DOCUMENTS: Planning Resolution 17318; Executive Summary; Exemption from Environmental Review and rezoning map.)
- 1/10/07, RECOMMENDED. Heard in committee. Speakers: Supervisor Sandoval; Kate Connor, Planning Department; Eileen Estiva; Jim Keith.
- 1/23/07, RE-REFERRED to Land Use and Economic Development Committee.
- The Chair intends to entertain a motion to send this item to the Board as a Committee Report on March 6, 2007.*
6. **070220** **[Urging The Planning Department to initiate and recommend an amendment to the Housing Element of the General Plan]** **Supervisor McGoldrick**
- Resolution urging the Planning Department, Mayor's Office of Housing and relevant City Departments to initiate and recommend amendments to the Housing Element of the General Plan to evaluate the expansion of the Residential Inclusionary Affordable Housing Program to housing developments of all sizes.
- 2/13/07, REFERRED FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA AT THE NEXT BOARD MEETING.
- 2/27/07, REFERRED to Land Use and Economic Development Committee. Supervisor Elsbernd requested that this matter be referred to committee.
7. **070259** **[2007 and 2008 condominium conversion lottery]** **Supervisor McGoldrick**
- Ordinance amending the Subdivision Code by authorizing conversion of three (3) additional units to account for all buildings selected as winners in the 2007 condominium conversion lottery and deleting three (3) units from the 2008 condominium conversion lottery so that the 2008 lottery consists of 197 total units; and making environmental findings.
- 2/27/07, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.
- 2/28/07, REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review.
- 3/2/07, RESPONSE RECEIVED. Planning Department, exemption from CEQA, non-physical exemption.
- The Chair intends to entertain a motion to send this item to the Board as a Committee Report on March 6, 2007.*

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 and Economic Development 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.

8. 070039 [Planning Code-Amending Article 11 Designation of 583-587 Howard Street]

Ordinance amending the designation of 583-587 Howard Street from Unrated–Category V to Contributory–Category III under Planning Code Article 11; and adopting General Plan, Planning Code Section 101.1(b) and environmental findings. (Planning Commission)

2/8/07, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 3/29/2007. (SUPPORTING DOCUMENTS: Planning Commission Resolution 17367; Planning Department Case Report; and Landmark Preservation Advisory Board Resolution 606).

9. 070045 [Planning Code-Amending Article 11 Designation of 625-631 Pine Street and 635-659 Pine Street]

Supervisor Peskin

Ordinance amending the designation of 625-631 Pine Street from Unrated–Category V to Significant–Category I under Planning Code Article 11; amending the designation of 635-659 Pine Street from Unrated–Category V to Significant–Category I under Planning Code Article 11; and

adopting General Plan, Planning Code Section 101.1(b) and environmental findings. (Planning Commission)

2/8/07, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 3/29/2007. (SUPPORTING DOCUMENTS: Planning Commission Resolution 17366; Planning Department Case Report; Landmark Preservation Advisory Board Resolution 607)

10. 070212 [Extend Inclusionary Housing Requirements to Buildings of Three Units or More and Set Percentage Requirement for Three and Four Unit Projects.] Supervisor McGoldrick

Ordinance approving amendments to Planning Code Sections 315.3 and 315.4 of the Residential Inclusionary Affordable Housing Program to extend the requirements of the Program from all housing projects of five (5) units or more to all housing projects of three (3) units or more, and establishing the percentage of affordable housing required for residential developments of three or four units.

Economic Impact

5/30/07 - Economic Analysis Report received.

2/13/07, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 3/15/2007.

2/16/07, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comments.

2/27/07, RESPONSE RECEIVED. Planning Department exemption from CEQA, non-physical exemption. 5/15/07, Board adopted an extension of 90 days for review by Planning Commission; see File 070634.

11. 070213 [Planning - public review process for wireless telecommunications services facilities as accessory uses] Supervisor Peskin

Ordinance amending the Planning Code Section 311 and 312 to apply the public review processes for building permit applications in R and NC Districts to wireless telecommunications services facilities permitted as accessory uses under Article 2 of the Planning Code, making environmental findings, and making findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.

2/13/07, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 3/15/2007.

2/16/07, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comments.

2/27/07, RESPONSE RECEIVED. Planning Department, exemption from CEQA, non-physical exemption.

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.sfgov.org/site/bos_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.



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 J, K, L, M, N, and T (Civic Center or Van Ness Stations). MUNI bus lines serving the area are the 47 Van Ness, 9 San Bruno, and the 6, 7, 71 Haight/Noriega. For more information about MUNI accessible services, call (415) 923-6142.

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 decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. The Sunshine 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 Frank Darby by mail to 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

Citizens may obtain a free copy of the Sunshine Ordinance by contacting Mr. Darby or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at <http://www.sfgov.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 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; web site www.sfgov.org/ethics