

City and County of San Francisco

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



**MEETING MINUTES**  
**Monday, August 11, 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, Gerardo Sandoval, Aaron Peskin.*  
**Members Excused:** *None.*  
**Members Absent:** *None.*

---

**MEETING CONVENED**

The meeting convened at 1:10 p.m.

**REGULAR AGENDA**

**070546**      **[Zoning Map Amendment - Northwest corner of Divisadero and O'Farrell Streets, Block 1098, Lot 9]**      **Supervisor Mirkarimi**

Ordinance amending the San Francisco Planning Code by amending Sectional Map 2 of the Zoning Map of the City and County of San Francisco to change the use classification of Block 1098, Lot 9, located at the northwest corner of Divisadero and O'Farrell Streets, from Small-scale Neighborhood Commercial (NC-2) District to Moderate-scale Neighborhood Commercial (NC-3) District; adopting findings, including environmental findings and findings of consistency the General Plan and the Priority Policies of Planning Code Section 101.1.

4/24/07, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/24/2007.

4/26/07, REFERRED TO DEPARTMENT. Referred to Planning Commission for public hearing and recommendation. 10/2/07, Board adopted 90-day extension for Planning Commission review; see File 071382. 11/20/07, Board adopted 120-day extension for Planning Commission review; see File 071566. 02/26/08, Board adopted 90-day extension for Planning Commission review; see File 080248.

6/13/08, RESPONSE RECEIVED. Planning Commission Resolution No. 17593 recommending approval of zoning map amendment.

Heard in Committee. Speakers: Supervisor Mirkarimi; Fred Blackwell, SF Redevelopment Agency; Arnold Townsend; Alice Barkley; Sandy Mori, Western Addition CAC; James McCray, Jr., Tabernacle Community Development Corporation, Male Speaker.

8/11/08 Amendment of the whole bearing same title.

**AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.**

**CONTINUED TO CALL OF THE CHAIR AS AMENDED by the following vote:**

Ayes: 3 - Maxwell, Sandoval, Peskin

**080235 [First Source Hiring Ordinance - expanding scope of covered permits in Market and Octavia Plan] Supervisor Mirkarimi**

Ordinance amending the San Francisco Administrative Code by amending Sections 83.2, 83.4, and 83.6 to: (1) expand the scope of permits that the ordinance applies to in the Market and Octavia Area Plan; (2) place new reporting requirements on the First Source Hiring Administration that include reporting first source statistics on permittees, as defined under the ordinance, and (3) require contractors and permittees to cooperate with reasonable requests for information from the First Source Hiring Administration.

2/12/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 3/13/2008.

2/20/08, REFERRED TO DEPARTMENT. Referred to Planning Department for informational purposes.

5/1/08, RESPONSE RECEIVED. Planning Commission Resolution No. 17582 to recommend approval with one modification.

Heard in Committee. Speakers: Supervisor Mirkarimi; AnMarie Rodgers, Planning Department.

**RECOMMENDED by the following vote:**

Ayes: 3 - Maxwell, Sandoval, Peskin

**080521 [Citywide Affordable Housing Preference for Certificate of Preference Holders] Supervisors Mirkarimi, Dufty, Maxwell**

Ordinance providing that all City affordable housing programs give preference in those programs to Certificate of Preference Holders under the San Francisco Redevelopment Agency's Property Owner and Occupant Preference Program by adding Administrative Code Section 24.8 to provide that all City affordable housing programs administered by the Mayor's Office of Housing or other City Department give preference in those programs to Certificate of Preference holders; and amending Administrative Code Sections 43.3.4 to provide for preference in the affordable housing and home ownership bond program; Section 10.100-110 to provide for preference in the expenditure of funds from the Mayor's Housing Affordability Fund; 10-100-370 to provide for preference in the use of HOPE SF funds; and amending Planning Code Sections 313.12, 315.4, 315.5, and 315.6 to provide for preference in the Citywide Affordable Housing funds generated by the Jobs-Housing Linkage Program and the Residential Inclusionary Affordable Housing program and in the allocation of all on- and off-site inclusionary housing units in those programs.

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

5/29/08, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comment.

6/13/08, RESPONSE RECEIVED. Planning Department - Non-physical per Section 15060 (c)(2) of the CEQA Guidelines.

8/5/08, RESPONSE RECEIVED. Planning Commission Resolution No. 17652 recommending approval of ordinance.

Heard in Committee. Speakers: Supervisor Mirkarimi; Fred Blackwell, SF Redevelopment Agency; Myrna Melgar, Mayor's Office of Housing; Tara Sullivan-Lenane, Planning Department; Espanola

Jackson; Sandy Mori, Japantown Board of Directors; Julian Davis, SFHDC; Barbara Cohen, Out Migration Task Force; Ed Donaldson, SFHDC; Tony Taylor, Leola King Associates; James McCray, Jr., Tabernacle Community Development Corporation; Francisco Da Costa; Male Speaker; Arnold Townsend; Cheryl Adams, Deputy City Attorney; Leola King; Dan Fukioka.  
Supervisor Maxwell requested

**AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.**

**RECOMMENDED AS AMENDED by the following vote:**

Ayes: 3 - Maxwell, Sandoval, Peskin

**081033 [Mirant Potrero Units 4, 5, and 6 retrofitting feasibility study] Supervisor Maxwell**

Hearing on CH2M Hill's study on the feasibility of retrofitting Mirant Potrero Units 4, 5, and 6.

7/22/08, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

Heard in Committee. Speakers: Ed Harrington and Michael Martin, SFPUC; John Chilemi, Mirant Corporation; David Stein; Espanola Jackson; Francisco Da Costa; Eric Brooks, SF Green Party; Philip DeAndrade, Power Plant Task Force; Joe Boss; Joshua Arce, Brightline.

**CONTINUED TO CALL OF THE CHAIR by the following vote:**

Ayes: 3 - Maxwell, Sandoval, Peskin

**070535 [Status of the Eastern Neighborhoods Plan] Supervisor Maxwell**

Hearing before the Land Use Committee by the Planning Department regarding the status of the Eastern Neighborhoods Plan.

4/24/07, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

5/7/07, CONTINUED TO CALL OF THE CHAIR. Heard in committee. Speaker: Amit Ghosh, Planning Department; Ken Rich, Planning Department; Supervisor Maxwell; Doug Shoemaker, Mayor's Office of Housing; Jessie Blout, Mayor's Office of Economic Workforce Development; Francisco Da Costa; Joe Boss; Charles Clary; Silvia Johnson.

7/30/07, CONTINUED TO CALL OF THE CHAIR. Heard in committee. Speakers: Supervisor Maxwell; Ken Rich, Planning Department; Supervisor McGoldrick; Peter Albert, Municipal Transportation Authority; Sarah Dennis, Planning Department; Espanola Jackson; Francisco Da Costa; Sylvia Johnson; Tony Kelly; Robin T.; Calvin Welch; Dennis A.; Katherine Williams; Peter Cohen; Joe Boss.

9/17/07, CONTINUED TO CALL OF THE CHAIR. Heard in committee. Speakers: Ken Rich, Planning Department; Supervisor Sandoval; Supervisor McGoldrick; Doug Shoemaker, Mayor's Office of Housing (MOH); Myrna Melgar, MOH; Francisco Da Costa; Judy West, Project Artaud; Espanola Jackson; Charles Brannigan; Shamus Busbey; Frank Schndier; Lew; Greg Markonlis, American Industrial Center; Gary Gee; Sean McArdle, Bay West Group; Tony Kelly; Sue Hestor; Eric; Grace Shanahan, Residential Builders; male speaker; Corinne Woods, Neighborhood Parks Council; Mat Regan, Bay Area Council; John O'Connor; Leo Cassidy; Sean Keeghrein; Dave O'Keeffe; Supervisor Maxwell. Supervisor Sandoval absent for the vote.

4/21/08, CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: John Rahaim, Director of Planning; Ken Rich and Amit Ghosh, Planning Department.

5/19/08, CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: John Rahaim, Planning Director; Steve Wertheim, Planning Department; Ken Kirkey, ABAG; Ken Rich, Planning Department; John Malamut, Deputy City Attorney; Espanola Jackson; Ariel Braunstein, Jamie Guarrero, Kate Sofis, Antje Kann, NEMRA; April Veneracion, SOMCAN; Tony Kelly, Potrero Boosters; Beth Weintraub, NEMRA and Weintraub Studios; Fred Snyder, David Allen Trust; Bill Lightner, Lightner Property Group; Tim Colen, SF Housing Action Coalition; John Tedesco; Alexis McNulty; Glenn McNulty; Robert Meyers; Kapa Askenasy; Ingrid Aquino; Carolyn Polikoff, NEMRA; Philip Lessner,

Mission Miracle Mile; Sue Hestor; Chris Durazo, SOMCAN; Joe Boss.

6/2/08, CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Ken Rich, Planning Department; Michael Yarne and Rhonda Simmons, Office of Economic Workforce Development; Francisco Da Costa; Jazzie Collins, SOMCAN; Ingrid Aquino; Espanola Jackson; Tony Kelly, Potrero Boosters; Kapa Askenasy; Male Speaker; Bill Lightner, Lightner Property Group; John O'Brien, O'Brien Mechanical; Philip Lessner, Mission Miracle Mile; Eric Acosta; Sue Hestor.

6/9/08, CONTINUED. Heard in Committee. Speakers: Ken Rich, Planning Department; Douglas Shoemaker, Mayor's Office of Housing; Sarah Dennis, Planning Department; Alek Felstiner, Unite Here Local 2; Gillian Gillett, Dan Murphy, Jim Salinas, Steve Aiello, SF Housing Action Coalition (SFHAC); Beth Weintraub, Ariel Braunstein, Antje Kann, NEMRA; David Sternberg, Sternberg Benjamin Architects; Jazzie Collins, SOMCAN; Robert Meyers; Mai Doan, Angelica Cabande, SOMCAN; Brett Gladstone, Gladstone & Associates; Rob Black, SF Chamber of Commerce; Jaime Trejo, MEDA/MAC; Meredyth Skemp, SFHAC; Reuben Hechonova, Mission Housing Development Corp.; Joe Olla, Nibbi Brothers; Joseph Chance, SFHAC; Evan Reeves, Center for Creative Land Recycling; Ali Warner, Urban Housing Group; Tracy Zill, Reuben & Junius; Paul Olsen, Hayes Valley Neighborhood Association; Jon Braun, Hausu Architects; Tom Radulovich, Livable City; Matt Regan, Bay Area Council; Maherah Silmi, Cathedral Hill Plaza; Fred Synder; Tony Kelly, Potrero Boosters; Kapa Askensay; Charles Rightenger; Elizabeth Moore, Shamrock Real Estate; Jerry Acosto; Bryan McGee; Fergus O'Sullivan; Angus McCarthy, Residential Builders Association; Maureen Byrne; Gerald O'Keefe; Steve Rooney; Kiernan Buckley, Dan Kerley, John Kerley, Grace Shanahan, Jeff Rocka, Residential Builders Association; Male Speaker; Yvonne Drucker, SFHAC; Joe Cassidy, Rich McCarthy, John O'Connor, Residential Builders Association; Sue Hestor; Phillip Lessner; Sean Keighran, Residential Builders Association. Continued to June 23, 2008.

6/23/08, CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Ken Rich, Planning Department; Julie Kirshbaum, Municipal Transportation Agency; Sue Exline, Andres Power, Pilar Lavaley, Claudia Flores, Planning Department; Lili Farhang, Department of Public Health; Espanola Jackson; Francisco Da Costa; Corinne Woods, Neighborhood Parks Council; Tony Kelly; Potrero Boosters; Juan Calaf and Diane Wu, Asian Neighborhood Design; Judy West, Project Artaud; Chris Durazo, SOMCAN; Janet Carpinelli, Dogpatch Neighborhood Association; Fernando Marti, Asian Neighborhood Design; Dan Murphy, Urban Green Devco; Sue Hestor; Sean Keighran, Residential Builders Association; Joe Boss.

7/7/08, CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Ken Rich, Steve Wertheim and Dan Sider, John Sway, Sarah Dennis, Planning Department; Philip Lessner; Francisco Da Costa; Sue Hestor.

7/14/08, CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Ken Rich and Sarah Dennis, Planning Department; Tony Kelly; Jim Fabris, SF Association of Realtors; Tom Lippe; Sean McArdle, Bay West Group; Lou, Richard, Grace Shanahan, Norinne Byrne, Residential Builders Association; Craig Laporta, Dean Smith, Mark Friedburg, Vanguard Properties; Eva Hom; Thomas Westfall and Amanda Jones, Vanguard Properties; Bryan Maloney, Phil Lessner, Gary Gee, Robert, Residential Builders Association; Kevin Birmingham; Jeanne Carter; Steve Cooney, Kieran Buckley, Steve Buckely, Steve McElroy, Seamus, Jim O'Driscoll, Residential Builders Association; Mark Brennan; Jerry Agosta, Male Speaker; Paul O'Driscoll, Residential Builders Association; John Roach, Jim Taskin; Michael Heavey, Residential Builders Association; Fergus O'Sullivan; Mike Cassidy, Residential Builders Association; John O'Connor; Robert, Paragon Real Estate; Pete Branigan; Sean Keighran, Residential Builders Association; Sue Hestor; Alice Barkley; Brendan Walsh.

Heard in Committee. Speakers: John Rahaim, Director of Planning; Ken Rich, Planning Department; Espanola Jackson; Francisco Da Costa.  
Continued to September 15, 2008.

**CONTINUED by the following vote:**

Ayes: 3 - Maxwell, Sandoval, Peskin

**ADJOURNMENT**

The meeting adjourned at 4:37 p.m.