

City and County of San Francisco

Land Use and Economic Development Committee

City Hall, Room 263



Meeting Agenda

Wednesday, May 24, 2006

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. 060104 [Redevelopment Plan for Treasure Island] Supervisor Maxwell**
Hearing for the Treasure Island Development Authority to provide an update on the redevelopment plan for Treasure Island.

1/24/06, RECEIVED AND ASSIGNED to Land Use Committee. Sponsor requests this item be referred to Land Use Committee.

2/7/06, TRANSFERRED to Land Use and Economic Development Committee.

2/15/06, CONTINUED TO CALL OF THE CHAIR. Heard in committee. Speakers: Michael Cohen, Director, Base Reuse and Development; Chris Meany; Craig Hartman, Skidmore, Owings & Merrill; Supervisor McGoldrick; Supervisor Sandoval; Supervisor Maxwell; Anthony Flannigan,

Lennar; Jay Wallace; Jack Sylvan; Francisco da Costa; Roger Bazeley; Joe Voss; Ruth Guvantis; Eve Bach.

2. **052025** [Residential Rent Ordinance: Landlord may not sever parking/storage/access to specified common areas without just cause; tenant entitled to rent reduction upon severance.] **Supervisors Mirkarimi, Daly, Maxwell, Peskin**

Ordinance amending Administrative Code Chapter 37 Residential Rent Stabilization and Arbitration Ordinance by amending Section 37.2(r) to provide that garage facilities, parking facilities, or storage or access to common areas, laundry rooms, lobbies, decks, patios, or gardens on the same lot, or kitchen facilities in single room occupancy (SRO) hotels, supplied in connection with the use or occupancy of a unit, or similar facilities or space on the same lot, may not be severed from a tenancy by the landlord without just cause; and that where such a severance does occur the tenant is entitled to a reduction in rent.

12/13/05, ASSIGNED UNDER 30 DAY RULE to Land Use Committee, expires on 1/12/2005.

2/7/06, TRANSFERRED to Land Use and Economic Development Committee.

3. **060372** [Off-Street Parking In C-3 Zoning Districts And For Bicycles and Car Share] **Supervisor Peskin**

Ordinance amending the San Francisco Planning Code by amending Sections 102.9, 151, 151.1, 154, 155, 155.5, 161, 166, 167 and 309 to impose new requirements in C-3 Zoning Districts regarding permitted off-street parking and loading, allowed off-street freight loading and service vehicle spaces and to separate parking costs from housing costs, to impose new requirements for parking for bicycles and car share vehicles, to exempt from the legislation projects that received final Planning Department or Planning Commission approval and submitted complete site permit applications prior to the effective date of the legislation, to require the Planning Department, the Municipal Transportation Agency and the County Transportation Agency to undertake a study of downtown parking issues, and adopting environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

(Economic Impact)

3/21/06, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

3/28/06, REFERRED TO DEPARTMENT. Referred to Planning Commission and Small Business Commission for review and comments. 4/20/06, Memo from Office of Economic Analysis requesting 15-day waiver to submit Economic Impact Report on May 4, 2006.

4/21/06, RESPONSE RECEIVED. General Rule Exclusion ,State CEQA Guidelines, Section 15061(b)(3). 4/27/06, President Peskin granted extension through May 5 for economic impact report. 5/5/06, Received Economic Impact Report .

5/17/06, RESPONSE RECEIVED. Planning Commission Resolution 17246; Executive Summary and Staff Report.

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.

- 4. 060533 [Chinatown Visitor Retail Zoning District: Other Entertainment] Supervisor Peskin**
- Ordinance amending the San Francisco Planning Code by amending Section 811.47b of the Retail Sales and Services section of Table 811 to allow other entertainment as a principal use on the first and second stories in the Chinatown Visitor Retail Zoning District and by adding Section 811.47b to the Specific Provisions for Chinatown Visitor Retail District of Table 811 noting that the other entertainment use must be in conjunction with an existing full-service restaurant; adopting findings, including environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1(b).
- 4/25/06, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/25/2006.
- 5/1/06, REFERRED TO DEPARTMENT. Referred to Planning Commission and Small Business Commission.
- 5/17/06, RESPONSE RECEIVED. Exempt from CEQA, non-physical exemption.
- 5. 060537 [Zoning - Ordinance creating the Lower Haight Street Alcohol Restricted Use District] Supervisor Mirkarimi**
- Ordinance adding Section 784 to the Planning Code to create a Lower Haight Street Alcohol

Restricted Use District prohibiting off-sale liquor establishments and providing for a three year sunset provision; amending Zoning Map Number 7SU of the City and County of San Francisco to indicate the boundaries of the Lower Haight Street Alcohol Restricted Use District, and making findings, including environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

4/25/06, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/25/2006.

5/1/06, REFERRED TO DEPARTMENT. Referred to Planning Commission and Small Business Commission.

5/16/06, RESPONSE RECEIVED. Exempt from CEQA, non-physical exemption.

6. 060538 [Zoning Amendment - 645 Baker Street and 1795 McAllister Street] Supervisor Mirkarimi

Ordinance amending the San Francisco Planning Code by amending Sheet 2 of the Zoning Map of the City and County of San Francisco to change the use designation of Block 1177/Lot 001 and Block 1178/Lot 019 from RM-1 (Residential, Mixed Districts, Low Density) to NC-1 (Neighborhood Commercial Cluster 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).

4/25/06, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/25/2006.

5/1/06, REFERRED TO DEPARTMENT. Referred to Planning Commission and Small Business Commission.

7. 060627 [Zoning Map Amendment for 1327 7th Avenue]

Ordinance amending the San Francisco Planning Code by amending Sectional Map 6 of the Zoning Map of the City and County of San Francisco to change the use classification of the property located at 1327 – 7th Avenue, and identified as Assessor's Block No. 1762, Lot No. 006, from a zoning designation of RH-2 (Residential House, Two Family) to NC-2, Inner Sunset Neighborhood Commercial District; and adopting General Plan, Planning Code Section 101.1(b), and environmental findings. (Planning Department)

5/10/06, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 6/22/2006. (SUPPORTING DOCUMENTS - Executive Summary; CEQA Determination; and Planning Resolution 17237).

8. 060640 [Zoning Map Amendment, vacant lot, Alemany Blvd. between Ocean and Onondaga Avenues] Supervisors Sandoval, Peskin

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.

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.

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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