



City and County of San Francisco
Meeting Minutes
Land Use and Transportation Committee

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

Members: Mark Farrell, Aaron Peskin, Katy Tang

Clerk: Alisa Somera (415) 554-7711

Monday, June 19, 2017

1:30 PM

City Hall, Committee Room 263

Regular Meeting

President London Breed appointed Supervisor Ahsha Safai, in place of Supervisor Mark Farrell, to the Land Use and Transportation Committee for the regular meeting of June 19, 2017.

President London Breed appointed herself, in place of Supervisor Katy Tang, to the Land Use and Transportation Committee for the regular meeting of June 19, 2017.

Present: 3 - Aaron Peskin, London Breed, and Ahsha Safai

Excused: 2 - Mark Farrell, and Katy Tang

The Land Use and Transportation Committee met in regular session on Monday, June 19, 2017, with Vice Chair Aaron Peskin presiding.

ROLL CALL AND ANNOUNCEMENTS

Vice Chair Peskin called the meeting to order at 1:32 p.m. On the call of the roll, Vice Chair Peskin, Member Safai, and Member Breed were noted present. Members Farrell and Tang were noted not present. There was a quorum.

Supervisors Farrell and Tang Excused from Attendance

Member Breed, seconded by Member Safai moved that Supervisors Farrell and Tang be excused from the Land Use and Transportation Committee meeting of June 19, 2017. The motion carried by the following vote:

Ayes: 3 - Peskin, Breed, Safai

Excused: 2 - Farrell, Tang

AGENDA CHANGES

There were no agenda changes.

161351 [Planning Code - Inclusionary Affordable Housing Fee Requirements]**Sponsors: Breed; Kim, Peskin, Safai and Tang**

Ordinance amending the Planning Code to revise the amount of the Inclusionary Affordable Housing Fee and the On-Site and Off-Site Affordable Housing Alternatives and other Inclusionary Housing requirements; to require minimum dwelling unit mix in all residential districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

12/13/16; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 1/12/2016.

12/20/16; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; to Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b); and to Mayor's Office of Housing and Community Development and Office of Community Investment and Infrastructure for informational purposes.

12/20/16; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15060(c) and 15378 because it does not result in a physical change in the environment.

02/28/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee.

03/01/17; REFERRED TO DEPARTMENT. Referred substitute legislation (version 2) to Planning Department for environmental review; to Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b); and to Mayor's Office of Housing and Community Development and Office of Community Investment and Infrastructure for informational purposes.

03/23/17; RESPONSE RECEIVED. Not defined as a project under CEQA Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

04/18/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Kim introduced a substitute ordinance bearing the same title.

04/21/17; REFERRED TO DEPARTMENT. Referred substitute legislation (version 3) to Planning Department for environmental review; to Planning Commission for public hearing and recommendation pursuant to Planning Code, Section 302(b); and to Mayor's Office of Housing and Community Development, Office of Community Investment and Infrastructure, and Rent Board for informational purposes.

05/05/17; NOTICED. First 10-Day Fee Ad for 5/15/2017 Land Use and Transportation Committee hearing published in the Examiner, pursuant to Government Code Section 6062(a).

05/11/17; NOTICED. Second 10-Day Fee Ad for 5/15/2017 Land Use and Transportation Committee hearing published in the Examiner, pursuant to Government Code Section 6062(a).

05/15/17; CONTINUED. Heard in Committee. Speakers: Supervisor Ahsha Safai (Board of Supervisors); presented information and answered questions raised throughout the discussion. Rufus Watkins (United Neighbors); Debra Benedict and Theresa Flanarant (Senior & Disability Action); Denis Mosgofian; Charles Minster (Senior & Disability Action); Wing Hoo Leung (Community Tenants Association); Kathy Lipscomb (Senior & Disability Action); Leroy Chin; Tony Robles (Senior & Disability Action); Darby Thomas (Democratic Socialists of America); Jen; Senay Tong; Dale Smith (Democratic Socialists of America); Renee Curran (Neighbors United); David Woo; Lori Liederman; Marie Sorensen; Peter Papadopoulos; Jennifer; Trevor Martin; Julian Ball; Iris Biblowitz; Don L. Boyd; CW Johnson (Mental Health Association of San Francisco); Eric H. Marcoux (Tenderloin Peoples' Congress); Sharon; Marla Knight; Jared Brickett; Theresa Imperial; Kathe Burick; Rafael Mandelman (City College Board of Trustees); Jason Henderson (Hayes Valley Neighborhood Association); Brad Schaffmen; Chris Durazo; Raylena Menesa; Tes Welborn (Haight Ashbury Neighborhood Council); Moshee Fong; Nancy Makowski; Charlie Amir; Gabriel Medina; Female Speaker; Otto Duffy; Carmen Balest; Peter Cohen; Laura Suai; spoke in opposition to the proposed legislation and in support of the proposed continuance. Shawn Richard; spoke neither in support nor against the proposed legislation.

05/22/17; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: John Rahaim, Director, and Jacob Dunlop (Planning Department); Ted Egan (Controller's Office); Supervisor Jane Kim, and Supervisor Mark Farrell (Board of Supervisors); presented information and

answered questions raised throughout the discussion. Mark Gleason (Teamsters Local 665); Christian Pradia (UICW Local 648); Jay Streets (Carpenter's Local 22); Alex Lantsberg (Carpenter's Local 22); Tony Rodriguez (Local 483); Jose Fuentes Almanza (IBEW Local 6); David Hooper; Tom O'Connor; Diego Hernandez (Local 261); Anthony Urbina (Sheet Metal Workers Union Local 104); Corey Smith; Denis Mosgofian; Female Speaker; Laura Clark; spoke in support of the proposed legislation. Calvin Welch (San Franciscans for Community Planning); Paul Webber (Coalition for San Francisco Neighborhoods); Rufus Watkins (Neighbor's United); Lauri Leiderman; Denis Antinori; Female Speaker; spoke in opposition to the proposed legislation. Rudy Gonzalez (Teamsters JC7); Paul Slade; Jen Fieber (San Francisco Tenant's Union); Fernando Marti; Deepa Varma (San Francisco Tenant's Union); Peter Cohen; Tess Welborn; Renee Curran (Neighbors United); Tony Robles (Senior and Disability Action); Jen Snyder (Neighbors United); Theresa Imperial; Lorraine Petty (Senior Disability Action and D5 Action); Theresa Flandrich (Senior and Disability Action); Chris Torazzo; Pheobe Haynes; spoke neither in support nor against the proposed legislation.

05/22/17; CONTINUED AS AMENDED.

05/25/17; REFERRED TO DEPARTMENT. Referred to the Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302.

06/01/17; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Mayor's Office of Housing and Community Development, Office of Community Investment and Infrastructure, and Rent Board for informational purposes.

06/01/17; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

06/05/17; CONTINUED. Heard in Committee. Speaker: Tracy Flander; spoke neither in support nor against the proposed legislation.

06/12/17; CONTINUED. Heard in Committee. Speakers: None.

Heard in Committee. Speakers: Jacob Bintliff (Planning Department); Jon Givner and Kate Stacy (Office of the City Attorney); AnMarie Rodgers (Planning Department); presented information and answered questions raised throughout the discussion. Dean Preston; spoke neither in support nor against the hearing matter.

Member Safai moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE SAME TITLE, by adding clarification under Section 415.3, Subsection d, to projects located within the Eastern Neighborhoods Mission Planning Area, the North of Market Residential Special Use District Subarea 1 or Subarea 2, or the SOMA Neighborhood Commercial Transit District; further amending Section 415.5 Affordable Housing Fee, refining how the Inclusionary Housing Technical Advisory Committee conducts the study to develop an appropriate methodology for calculating, indexing, and applying the appropriate amount of the Inclusionary Affordable Housing Fee; changing the requirement that units supported by monies from the Small Sites Fund be designated as housing affordable to qualified households for the life of the project, striking previous language of no less than 55 years; adding any subsequent change by a project sponsor that results in the reduction in the number of on-site units shall require public notice for a hearing and approval from the Planning Commission; and adding other clarifying verbiage. The motion carried by the following vote:

Ayes: 3 - Peskin, Breed, Safai
Excused: 2 - Farrell, Tang

Member Safai moved that this Ordinance be AMENDED, on Page 29, Line 1 by striking 'June 15, 2017' and replacing it with 'January 1, 2015'. The motion carried by the following vote:

Ayes: 3 - Peskin, Breed, Safai
Excused: 2 - Farrell, Tang

Vice Chair Peskin requested this Ordinance be DUPLICATED.

See duplicated File No. 170760.

Member Safai moved that the Ordinance be AMENDED by striking all references to Section 207.7. The motion carried by the following vote:

Ayes: 3 - Peskin, Breed, Safai

Excused: 2 - Farrell, Tang

Ordinance amending the Planning Code to revise the amount of the Inclusionary Affordable Housing Fee and the On-Site and Off-Site Affordable Housing Alternatives and other Inclusionary Housing requirements; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Member Safai moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Peskin, Breed, Safai

Excused: 2 - Farrell, Tang

170760 [Planning Code - Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements]

Sponsors: Kim; Peskin

Ordinance amending the Planning Code to revise the amount of the Inclusionary Affordable Housing Fee and the On-Site and Off-Site Affordable Housing Alternatives and other Inclusionary Housing requirements; to require minimum dwelling unit mix in most residential districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Heard in Committee. Speakers: Jacob Bintliff (Planning Department); Jon Givner and Kate Stacy (Office of the City Attorney); AnMarie Rodgers (Planning Department); presented information and answered questions raised throughout the discussion. Dean Preston; spoke neither in support nor against the hearing matter.

Duplicated from File No. 161351.

Vice Chair Peskin moved that this Ordinance be CONTINUED to the July 10, 2017, Land Use and Transportation Committee meeting. The motion carried by the following vote:

Ayes: 3 - Peskin, Breed, Safai

Excused: 2 - Farrell, Tang

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 1:58 p.m.

N.B. The Minutes of this meeting set forth all actions taken by the Land Use and Transportation Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.