



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: Katy Tang, Jane Kim, Ahsha Safai

Clerk: Erica Major (415) 554-4441

Monday, July 30, 2018

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Katy Tang, Jane Kim, and Ahsha Safai

The Land Use and Transportation Committee met in regular session on Monday, July 30, 2018, with Chair Katy Tang presiding.

ROLL CALL AND ANNOUNCEMENTS

Chair Tang called the meeting to order at 1:34 p.m. On the call of the roll, Chair Tang and Member Safai were noted present. Vice Chair Kim was noted not present. There was a quorum.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

180053 [Planning Code - Massage Establishments - Union Street Neighborhood Commercial District]

Sponsor: Stefani

Ordinance amending the Planning Code to conditionally permit Massage Establishments, as defined, in the Union Street Neighborhood Commercial District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code, Section 302.

01/09/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee.

01/22/18; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b); and to Small Business Commission for comment and recommendation.

01/30/18; 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.

03/28/18; RESPONSE RECEIVED. On March 15, 2018, the Planning Commission held a public hearing and recommended approval with modifications of the proposed legislation; Resolution No. 20135.

07/23/18; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Diego Sanchez (Planning Department); Jon Givner (Office of City Attorney); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Tang, Kim, Stefani
Excused: 1 - Safai

Member Stefani moved to RESCIND the previous vote. The motion carried by the following vote:

Ayes: 3 - Tang, Kim, Stefani
Excused: 1 - Safai

07/23/18; CONTINUED AS AMENDED.

Heard in Committee. Speakers: Jack Gallagher (Office of Supervisor Catherine Stefani); presented information and answered questions raised throughout the discussion. Ace Washington; spoke on various concerns relating to the hearing matter.

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

Ayes: 2 - Tang, Safai
Absent: 1 - Kim

180631 [Hearing - Interim Zoning Controls - Conditional Use for Restaurants and Storefront Mergers]**Sponsor: Ronen**

Hearing to review the six-month report conducted by the Planning Department, for the Interim Zoning Controls for Conditional Use for Restaurants and Storefront Mergers in the Mission Interim Controls area, enacted by Resolution No. 006-18; and requesting the Planning Department to report.

06/05/18; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

06/13/18; REFERRED TO DEPARTMENT. Referred to the Planning Department for informational purposes and requesting the department to report.

Heard in Committee. Speaker: Diego Sanchez (Planning Department); presented information and answered questions raised throughout the discussion.

Member Safai moved that this Hearing be HEARD AND FILED. The motion carried by the following vote:

Ayes: 2 - Tang, Safai

Absent: 1 - Kim

180389 [Planning Code, Zoning Map - Amend Zoning Map and Abolish Legislated Setback on 19th Avenue Between Quintara and Rivera Streets]**Sponsor: Tang**

Ordinance amending the Planning Code by abolishing a nine-foot legislated setback on the west side of 19th Avenue between Quintara Street and Rivera Street, and revising the Zoning Map to rezone from RH-1 (Residential, House; One-Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No. 031 (1021 Quintara Street), and to rezone from RH-2 (Residential, House; Two-Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No. 001 (located at the intersection of 19th Avenue and Quintara Street), Lot No. 033 (2121-19th Avenue), Lot No. 034 (2145-19th Avenue), and Lot No. 037 (2115-19th Avenue); adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

04/17/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/17/2018.

04/24/18; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation; Planning Department for environmental review.

05/29/18; RESPONSE RECEIVED.

07/05/18; NOTICED. 10-Day Notice for 7/16/2018 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

07/16/18; CONTINUED. Heard in Committee. Speakers: None.

07/27/18; RESPONSE RECEIVED. 7/26/2018 - The Planning Commission submitted their response noting recommendation to approve with modifications.

Heard in Committee. Speakers: Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Ivey Boken; spoke on various concerns relating to the hearing matter.

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

Ayes: 2 - Tang, Safai

Absent: 1 - Kim

Supervisor Kim was noted present at 1:57 p.m.

180752 [Planning Code - Accessory Dwelling Units; In-Lieu Fee for Street Trees]

Sponsor: Tang

Ordinance amending the Planning Code to allow payment of an in-lieu fee for an ADU's street tree requirement; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

07/17/18; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Supervisor Kim requested to be added as a co-sponsor.

Duplicated from File No. 180268.

Privilege of the floor was granted unanimously to Jon Givner (Office of the City Attorney) who responded to questions raised throughout the discussion.

07/17/18; RE-REFERRED AS AMENDED to Land Use and Transportation Committee.

07/17/18; DUPLICATED.

07/20/18; NOTICED. First 10-Day Fee Ad for 7/30/2018 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

07/25/18; NOTICED. Second 10-Day Fee Ad for 7/30/2018 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

Heard in Committee. Speakers: Daniel de Cossio (Fire Department); Aaron Starr and Marcelle Boudreaux (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion.

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

Ayes: 2 - Tang, Safai

Noes: 1 - Kim

180364 [Planning Code - Affordable Housing Projects on Undeveloped Lots in Service/Arts/Light Industrial Districts]**Sponsor: Kim**

Ordinance amending the Planning Code to permit Affordable Housing on undeveloped lots in Service/Arts/Light Industrial (SALI) Zoning Districts; affirming the Planning Department's determination, under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section, 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

04/10/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/10/2018.

04/18/18; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code, Section 302(b) for public hearing and recommendation; Planning Department for environmental review.

04/30/18; 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. Individual projects would require environmental review.

07/25/18; RESPONSE RECEIVED. 7/12/2018 - Planning Commission conducted a duly noticed public hearing recommending approval with modifications.

Heard in Committee. Speakers: Aaron Starr (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Peter Cohen (Council of Community Housing Organizations); Corey Smith (San Francisco Housing Action Coalition); spoke in support of the hearing matter. Rebekah Houser; spoke on various concerns relating to the hearing matter.

Vice Chair Kim moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 6, Line 17, by striking 'habitable buildings' and replacing it with 'structures'; adopting the Planning Commission's recommendations; and adding other clarifying and conforming verbiage. The motion carried by the following vote:

Ayes: 3 - Tang, Kim, Safai

Vice Chair Kim moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Tang, Kim, Safai

180558 [Public Works Code - Repeal of Reclaimed Water Use Ordinance]

Ordinance amending the Public Works Code to repeal the Reclaimed Water Use Ordinance; and affirming the Planning Department's determination under the California Environmental Quality Act. (Public Utilities Commission)

05/25/18; RECEIVED FROM DEPARTMENT.

06/05/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/5/2018.

06/13/18; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

07/03/18; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a direct or reasonably foreseeable physical change in the environment.

Heard in Committee. Speaker: Steve Ritchie (Public Utilities Commission); presented information and answered questions raised throughout the discussion.

Vice Chair Kim moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Tang, Kim, Safai

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:32 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.