

City and County of San Francisco

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



MEETING MINUTES
Monday, March 30, 2009
1:00 PM
City Hall, Room 263
Regular Meeting

Land Use and Economic Development Committee

Members: Sophie Maxwell, Eric Mar, David Chiu

Clerk: Linda Laws (415) 554-4441

Members Present: *Sophie Maxwell, Eric Mar, David Chiu.*

Members Excused: *None.*

Members Absent: *None.*

FONTSIZE= +1MEETING CONVENED

The meeting convened at 1:06 p.m.

FONTSIZE= +1REGULAR AGENDA

FONTSIZE= +1

090203 [Zoning Map Amendment - 401 - 421 Shields Street]

Ordinance amending the San Francisco Planning Code by amending Sheet 12 of the Zoning Map of the City and County of San Francisco to change the zoning of the properties located at 401-421 Shields Street, Block 7074, Assessor's Lot Nos. 001, 046, 047, 048, from P (Public) to RH-1 (Residential, House Districts, Single-Family); adopting findings, including environmental findings and findings of consistency with the General Plan and Priorities of Planning Code Section 101.1(b). (Planning Department)
2/13/09, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 3/26/2009.

Heard in Committee. Speaker: Tara Sullivan, Planning Department.

RECOMMENDED by the following vote:

Ayes: 3 - Maxwell, Mar, Chiu

FONTSIZE= +1

081525 [Sale of City Property]

Mayor

Ordinance ordering the sale at public auction of seven City-owned properties located along the former Central Freeway right of way and the newly constructed Octavia Boulevard; adopting findings pursuant to the California Environmental Quality Act; adopting findings that the sale is consistent with the City's

General Plan and Eight Priority Policies of City Planning Code Section 101.1; and authorizing other actions in furtherance of this Ordinance.

11/25/08, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

Heard in Committee. Speakers: Rich Hillis, Mayor's Office of Economic and Workforce Development; Bryan Hornbeck, SFSA; Lynn Valente; Robin Levitt, HVNA; Paul Olsen.

Continued to April 27, 2009.

CONTINUED by the following vote:

Ayes: 3 - Maxwell, Mar, Chiu

FONTSIZE= +1

081249 [Inclusionary In Lieu Fees For Small Site Acquisition and Rehabilitation] Supervisor Daly

Ordinance amending Planning Code Section 315.6 of the Residential Inclusionary Affordable Housing Program to provide that ten percent (10%) of in lieu fees paid under Section 315.6, not to exceed a maximum of \$15 million at any one time, be designated exclusively for the acquisition and/or rehabilitation of affordable housing sites consisting of less than 25 units.

9/23/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 10/23/2008.

11/20/08, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and recommendation.

12/11/08, RESPONSE RECEIVED. Non-physical per CEQA Guidelines Section 15060.

3/4/09, RESPONSE RECEIVED. Planning Commission Resolution No. 17837 recommending approval with modifications.

Heard in Committee. Speakers: Supervisor Daly; Tara Sullivan, Planning Department; Myrna Melgar, Mayor's Office of Housing; Susan Cleveland-Knowles, Deputy City Attorney; Amy Beinart, SF Community Land Trust; Joseph Smoot; Craig Adelman, Mayor's Office of Housing.

3/30/09 Amendment of the whole bearing new title.

AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

FONTSIZE= +1

Ordinance amending Planning Code Section 315.6 of the Residential Inclusionary Affordable Housing Program to provide that ten percent (10%) of in lieu fees paid under Section 315.6, not to exceed a maximum of \$15 million at any one time, be designated exclusively for the acquisition and/or rehabilitation of affordable housing sites consisting of less than 25 units, and making findings including findings under CEQA.

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Maxwell, Mar, Chiu

FONTSIZE= +1

090202 [Approving General Plan Amendments Related to the Visitacion Valley Redevelopment Plan] Supervisor Maxwell

Ordinance amending the San Francisco General Plan by approving General Plan amendments to implement the Visitacion Valley Redevelopment Plan (which includes a portion of the Visitacion Valley neighborhood and the Schlage Lock site within the City and County of San Francisco, the boundaries of which are designated on Sectional Map No. 10 SU of the Zoning Maps of the City and County of San Francisco, and which generally includes the properties bounded by Bayshore, Blanken and Tunnel Avenue to the San Francisco/San Mateo County line to the south, including the properties fronting Bayshore Boulevard from Arleta Avenue to the San Francisco/San Mateo County line to the south and

including the properties fronting Leland Avenue from Cora Street to Bayshore Boulevard) by amending the Arts Element, Commerce and Industry Element, Recreation and Open Space Element, Transportation Element, and Urban Design Elements; making environmental findings and findings that the proposed amendments are consistent with the General Plan and the eight priority policies of the Planning Code Section 101.1. (Planning Department)

2/13/09, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 3/26/2009.

Heard in Committee. Speakers: Fred Blackwell, SF Redevelopment Agency; Sarah Dennis, Planning Department; Tom Evans, SF Redevelopment Agency; Guillermo Rodriguez, CityBuild; Christopher Barnett; Fran Martin and Anne Seeman, Visitation Valley Planning Alliance; Russel Morine; Terry Anders; Manny Flores; Steve Hansen, Universal Paradigm.

To Board on April 14, 2009.

RECOMMENDED by the following vote:

Ayes: 3 - Maxwell, Mar, Chiu

FONTSIZE= +1

090222 [Adopting the Redevelopment Plan for the Visitacion Valley Redevelopment Project] Mayor, Supervisor Maxwell

Ordinance approving and adopting the Redevelopment Plan for the Visitacion Valley Redevelopment Project area; adopting findings pursuant to the California Environmental Quality Act; adopting findings that the Redevelopment Plan is consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; adopting other findings pursuant to the California Community Redevelopment Law; authorizing official acts in furtherance of this ordinance.

(Economic Impact)

2/24/09, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 3/26/2009.

Heard in Committee. Speakers: Fred Blackwell, SF Redevelopment Agency; Sarah Dennis, Planning Department; Tom Evans, SF Redevelopment Agency; Guillermo Rodriguez, CityBuild; Christopher Barnett; Fran Martin and Anne Seeman, Visitation Valley Planning Alliance; Russel Morine; Terry Anders; Manny Flores; Steve Hansen, Universal Paradigm.

To Board on April 14, 2009.

RECOMMENDED by the following vote:

Ayes: 3 - Maxwell, Mar, Chiu

FONTSIZE= +1

090223 [Schlage Lock/Visitacion Valley Special Use District] Supervisor Maxwell

Ordinance amending the San Francisco Planning Code by adding Section 249.40 to establish the Visitacion Valley/Schlage Lock Special Use District which includes a portion of the Visitacion Valley neighborhood and the Schlage Lock site within the City and County of San Francisco, the boundaries of which are designated on Sectional Map No. 10 SU of the Zoning Maps of the City and County of San Francisco, and which generally includes the properties bounded by Bayshore, Blanken and Tunnel Avenue to the San Francisco/San Mateo County line to the south, including the properties fronting Bayshore Boulevard from Arleta Avenue to the San Francisco/San Mateo County line to the south and including the properties fronting Leland Avenue from Cora Street to Bayshore Boulevard; to require development within the Special Use District to adhere to the Visitacion Valley/Schlage Lock Design for Development document approved as part of the Visitacion Valley Redevelopment Plan.

(Economic Impact)

2/24/09, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 3/26/2009.

Heard in Committee. Speakers: Fred Blackwell, SF Redevelopment Agency; Sarah Dennis, Planning Department; Tom Evans, SF Redevelopment Agency; Guillermo Rodriguez, CityBuild; Christopher Barnett; Fran Martin and Anne Seeman, Visitation Valley Planning Alliance; Russel Morine; Terry Anders; Manny Flores; Steve Hansen, Universal Paradigm.
To Board on April 14, 2009.

RECOMMENDED by the following vote:

Ayes: 3 - Maxwell, Mar, Chiu

FONTSIZE= +1

090224 [Zoning Map Amendments In Connection With Visitacion Valley Redevelopment Plan]

Supervisor Maxwell

Ordinance amending the Zoning Map of the City and County of San Francisco by amending Sheet 10SU to establish a special use district for all property located within the Visitacion Valley Redevelopment Project Area, generally including the properties bounded by Bayshore, Blanken and Tunnel Avenue to the San Francisco/San Mateo County line to the south, including the properties fronting Bayshore Boulevard from Arleta Avenue to the San Francisco/San Mateo County line to the south and including the properties fronting Leland Avenue from Cora Street to Bayshore Boulevard; amending Sheet 10H of the Zoning Map to change the Height and Bulk District of the Visitacion Valley Redevelopment Project Area from a 40-X Height and Bulk District to a 55-X Height and Bulk District for property located in Subarea Zone 2 of the Visitacion Valley Redevelopment Plan; and making various findings, including CEQA findings and findings of consistency with the General Plan and Planning Code Section 101.1.

2/24/09, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 3/26/2009.

Heard in Committee. Speakers: Fred Blackwell, SF Redevelopment Agency; Sarah Dennis, Planning Department; Tom Evans, SF Redevelopment Agency; Guillermo Rodriguez, CityBuild; Christopher Barnett; Fran Martin and Anne Seeman, Visitation Valley Planning Alliance; Russel Morine; Terry Anders; Manny Flores; Steve Hansen, Universal Paradigm.
To Board on April 14, 2009.

RECOMMENDED by the following vote:

Ayes: 3 - Maxwell, Mar, Chiu

FONTSIZE= +1**ADJOURNMENT**

The meeting adjourned at 3:42 p.m.