



# City and County of San Francisco

## Meeting Minutes

### Land Use and Economic Development Committee

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

*Members: Eric Mar, Malia Cohen, Scott Wiener*

*Clerk: Alisa Somera (415) 554-4447*

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**Monday, January 31, 2011**

**1:00 PM**

**City Hall, Committee Room 263**

### **Regular Meeting**

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**Present:** 3 - Eric Mar, Malia Cohen, and Scott Wiener

## **MEETING CONVENED**

*The meeting convened at 1:06 p.m.*

## REGULAR AGENDA

### **101464 [Planning Code - Zoning - Amendment of Upper Market Neighborhood Commercial District; Extension of Market and Octavia Community Infrastructure Fee Area]**

Ordinance amending the San Francisco Planning Code by amending Sections 134, 145.4, 151.1, 155, 207.7, 207.8, 263.20, 401, 416, 416.3, 416.5, 421.1, 421.3, 421.5, 721, and 721.1 to amend the Upper Market Street Neighborhood Commercial District and to extend the Market and Octavia impact fees area to include the portion of the Upper Market Street Neighborhood Commercial District lying outside the Market and Octavia Plan area; grandfathering certain pipeline projects from payment of the infrastructure fee; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1. (Planning Commission)

11/15/10; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee. 01/14/11 - 14-day Fee Ad submitted; published on 01/16/11 and 01/23/11.

01/03/11; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for review and recommendation.

01/19/11; RESPONSE RECEIVED. The Small Business Commission had no comment on this matter.

*Heard in Committee. Speakers: AnMarie Rodgers (Planning); presented information concerning the matter and answered questions raised throughout the hearing. Andy Thornley (Bicycle Coalition); Joe Curtin (Castro Area Planning & Action); Judith; Lee Moulton (Tsao Design Group); Alan Beach-Nelson (Castro/Eureka Valley Neighborhood Association); Sean Keighran; spoke in support of the matter. Mitchell Benjamin (Sternberg Benjamin Architects); Peter Cohen (Duboce Triangle Neighborhood Association); Sebastyen Jackovics (Golds Gym); spoke neither in support nor against the matter.*

*Supervisor Mar, seconded by Supervisor Cohen, moved to excuse Supervisor Wiener from voting on File No. 101464. The motion passed by the following vote:*

*Ayes: Supervisors Mar, Cohen.*

*Noes: None.*

*Excused: Supervisor Wiener.*

#### **RECOMMENDED by the following vote:**

Ayes: 2 - Mar, Cohen

Excused: 1 - Wiener

### **110017 [Street Vacation - Resolution of Intention - Transbay Transit Center]**

Resolution declaring the intention of the Board of Supervisors to vacate portions of the public right-of-way below and/or above Natoma Street, Minna Street, First Street, Fremont Street, Beale Street, Harrison Street, Folsom Street, Clementina Street, Tehama Street, Howard Street, Second Street, and Oscar Alley within the Transit Center Project area; and setting the hearing date for March 1, 2011 at 3:00 p.m. for all persons interested in the proposed vacation of said public right-of-way areas and public service easements. (Real Estate Department)

01/03/11; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

*Heard in Committee. Speakers: John Updike, Acting Director (Real Estate); Robert Beck (TJPA); presented information concerning the matter and answered questions raised throughout the hearing.*

**AMENDED on Page 1, Line 7, and Page 6, Lines 1-2, by setting a Board of Supervisors hearing date for March 1, 2011 at 3:00 p.m.**

Resolution declaring the intention of the Board of Supervisors to vacate portions of the public right-of-way below and/or above Natoma Street, Minna Street, First Street, Fremont Street, Beale Street, Harrison Street, Folsom Street, Clementina Street, Tehama Street, Howard Street, Second Street, and Oscar Alley within the Transit Center Project area; and setting the hearing date for March 1, 2011 at 3:00 p.m. for all persons interested in the proposed vacation of said public right-of-way areas and public service easements. (Real Estate Department)

**RECOMMENDED AS AMENDED AS A COMMITTEE REPORT by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**110019 [Street Vacation Order - Transbay Transit Center]**

Ordinance ordering the vacation of portions of the public right-of-way below and/or above Natoma Street, Minna Street, First Street, Fremont Street, Beale Street, Harrison Street, Folsom Street, Clementina Street, Tehama Street, Howard Street, Second Street, and Oscar Alley within the Transit Center Project area; quitclaiming the City's interest in the vacation areas to the Transbay Joint Powers Authority; accepting Department of Public Works Order No. 179,054; making environmental findings and findings of consistency with the City's General Plan and Planning Code Section 101.1; and authorizing official acts in connection with this Ordinance.

01/03/11; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

*Heard in Committee. Speakers: John Updike, Acting Director (Real Estate); Robert Beck (TJPA); presented information concerning the matter and answered questions raised throughout the hearing.*

*To Board without recommendation for consideration on March 1, 2011.*

**REFERRED WITHOUT RECOMMENDATION to be heard on March 1, 2011, by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**110036 [Adoption of Guidelines for the Establishment and Use of Infrastructure Financing Districts]**

**Sponsor: Elsbernd**

Resolution adopting guidelines for the establishment and use of Infrastructure Financing Districts in the City and County of San Francisco.

01/11/11; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

01/24/11; CONTINUED. Heard in Committee. Speakers: AnMarie Rodgers (Planning); Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing.

Continued to January 31, 2011.

*Heard in Committee. Speakers: Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing. Jamie Whitaker (Rincon Hill Neighborhood Association); Dan Murphy (Eastern Neighborhoods CAC); Peter Cohen; spoke in support of the matter.*

**RECOMMENDED by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**REFERRED to the Budget and Finance Committee, by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**101557 [Creating an Infrastructure Financing District and Adopting an Infrastructure Financing Plan - Rincon Hill Area]****Sponsor: Mayor**

Ordinance creating an Infrastructure Financing District and adopting an Infrastructure Financing Plan for City and County of San Francisco Infrastructure Financing District No. 1 (Rincon Hill Area).

(Fiscal Impact.)

12/14/10; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

01/05/11; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for review and recommendation.

01/24/11; CONTINUED. Heard in Committee. Speakers: AnMarie Rodgers (Planning); Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing.

Continued to January 31, 2011.

*Heard in Committee. Speakers: Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing. Jamie Whitaker (Rincon Hill Neighborhood Association); Dan Murphy (Eastern Neighborhoods CAC); Peter Cohen; spoke in support of the matter.*

**RECOMMENDED by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**REFERRED to the Budget and Finance Committee, by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**101558 [Formation of an Infrastructure Financing District - Rincon Hill Area]****Sponsor: Mayor**

Resolution proposing the formation of an Infrastructure Financing District for City and County of San Francisco Infrastructure Financing District No. 1 (Rincon Hill Area).

(Fiscal Impact.)

12/14/10; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

01/05/11; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for review and recommendation.

01/24/11; CONTINUED. Heard in Committee. Speakers: AnMarie Rodgers (Planning); Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing.

Continued to January 31, 2011.

*Heard in Committee. Speakers: Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing. Jamie Whitaker (Rincon Hill Neighborhood Association); Dan Murphy (Eastern Neighborhoods CAC); Peter Cohen; spoke in support of the matter.*

**RECOMMENDED by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**REFERRED to the Budget and Finance Committee, by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**101559 [Approving the Infrastructure Financing Plan - Rincon Hill Area]****Sponsor: Mayor**

Resolution approving the Infrastructure Financing Plan for City and County of San Francisco Infrastructure Financing District No. 1 (Rincon Hill Area).  
(Fiscal Impact.)

12/14/10; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

01/05/11; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for review and recommendation.

01/24/11; CONTINUED. Heard in Committee. Speakers: AnMarie Rodgers (Planning); Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing.

Continued to January 31, 2011.

*Heard in Committee. Speakers: Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing. Jamie Whitaker (Rincon Hill Neighborhood Association); Dan Murphy (Eastern Neighborhoods CAC); Peter Cohen; spoke in support of the matter.*

**RECOMMENDED by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**REFERRED to the Budget and Finance Committee, by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**101560 [Special Election for the Infrastructure Financing District - Rincon Hill Area]****Sponsor: Mayor**

Resolution calling for a special election for the City and County of San Francisco Infrastructure Financing District No. 1 (Rincon Hill Area).  
(Fiscal Impact.)

12/14/10; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

01/05/11; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for review and recommendation.

01/24/11; CONTINUED. Heard in Committee. Speakers: AnMarie Rodgers (Planning); Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing.

Continued to January 31, 2011.

*Heard in Committee. Speakers: Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing. Jamie Whitaker (Rincon Hill Neighborhood Association); Dan Murphy (Eastern Neighborhoods CAC); Peter Cohen; spoke in support of the matter.*

**RECOMMENDED by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**REFERRED to the Budget and Finance Committee, by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**101561 [Declaring the Results of the Special Election for the Infrastructure Financing District - Rincon Hill Area]****Sponsor: Mayor**

Resolution declaring the results of special election for City and County of San Francisco Infrastructure Financing District No. 1 (Rincon Hill Area).  
(Fiscal Impact.)

12/14/10; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

01/05/11; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for review and recommendation.

01/24/11; CONTINUED. Heard in Committee. Speakers: AnMarie Rodgers (Planning); Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing.

Continued to January 31, 2011.

*Heard in Committee. Speakers: Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing. Jamie Whitaker (Rincon Hill Neighborhood Association); Dan Murphy (Eastern Neighborhoods CAC); Peter Cohen; spoke in support of the matter.*

**RECOMMENDED by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**REFERRED to the Budget and Finance Committee, by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**101562 [Intention to Issue Bonds for the Infrastructure Financing District - Rincon Hill Area]****Sponsor: Mayor**

Resolution of intention to issue bonds for City and County of San Francisco Infrastructure Financing District No. 1 (Rincon Hill Area).  
(Fiscal Impact.)

12/14/10; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

01/05/11; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for review and recommendation.

01/24/11; CONTINUED. Heard in Committee. Speakers: AnMarie Rodgers (Planning); Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing.

Continued to January 31, 2011.

*Heard in Committee. Speakers: Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing. Jamie Whitaker (Rincon Hill Neighborhood Association); Dan Murphy (Eastern Neighborhoods CAC); Peter Cohen; spoke in support of the matter.*

**RECOMMENDED by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**REFERRED to the Budget and Finance Committee, by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**101563 [Authorizing Issuance of Bonds for the Infrastructure Financing District - Rincon Hill Area]****Sponsor: Mayor**

Resolution authorizing the issuance of bonds for City and County of San Francisco Infrastructure Financing District No. 1 (Rincon Hill Area).

(Fiscal Impact.)

12/14/10; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

01/05/11; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for review and recommendation.

01/24/11; CONTINUED. Heard in Committee. Speakers: AnMarie Rodgers (Planning); Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing.

Continued to January 31, 2011.

*Heard in Committee. Speakers: Michael Yarne (OEWD); presented information concerning the matter and answered questions raised throughout the hearing. Jamie Whitaker (Rincon Hill Neighborhood Association); Dan Murphy (Eastern Neighborhoods CAC); Peter Cohen; spoke in support of the matter.*

**RECOMMENDED by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**REFERRED to the Budget and Finance Committee, by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**ADJOURNMENT**

*The meeting adjourned at 2:10 p.m.*