



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: Malia Cohen, Scott Wiener, Jane Kim

Clerk: Alisa Somera (415) 554-4447

Monday, November 2, 2015

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Malia Cohen, Scott Wiener, and Jane Kim

ROLL CALL AND ANNOUNCEMENTS

Chair Malia Cohen called the meeting to order at 1:37 p.m. On the call of the roll, Chair Cohen and Vice Chair Wiener were noted present. Member Kim was not present. There was a quorum.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

Member Kim was noted present at 1:39 p.m.

150587 [Building and Planning Codes - Notice to Tenants of Dwelling Unit Merger or Demolition]**Sponsor: Wiener**

Ordinance amending the Building and Planning Codes to require written and posted notice to all tenants of a building in which demolition or merger of a dwelling unit is proposed; requiring an affidavit and notice if kitchens, stoves or bathrooms would be removed; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, Planning Code, Section 302, and the eight priority policies of Planning Code, Section 101.1.

06/02/15; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/2/2015.

06/29/15; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; Planning Commission for hearing and recommendation; Department of Building Inspection, Mayor's Office of Housing and Community Development; Rent Board; Board of Appeals; and Fire Department for informational purposes.

06/30/15; 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.

09/11/15; RESPONSE RECEIVED. 9/10/2015 - The Planning Commission held a public hearing and recommended approval with modifications.

09/15/15; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee.

09/22/15; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and Community Development, Rent Board, and Board of Appeals for informational purposes.

09/22/15; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

09/22/15; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code, Section 302(b) for public hearing and recommendation.

09/22/15; REFERRED TO DEPARTMENT. Referred to the Department of Building Inspection pursuant to Charter Section D3.750-5 for public hearing and recommendation.

10/28/15; RESPONSE RECEIVED. 10/21/2015 - The Building Inspection Commission held a public hearing and voted unanimously to support the proposed legislation.

Heard in Committee. Speakers: Diego Sanchez (Planning Department); Debra Walker (Department of Building Inspection); presented information and answered questions raised throughout the discussion. Francisco Da Costa; spoke neither in support nor against the hearing matter.

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

Ayes: 3 - Cohen, Wiener, Kim

150737 [Interim Zoning Controls - Signs in Transit Center District Plan Area and between Folsom, Harrison, Essex and Second Streets]**Sponsor: Kim**

Resolution imposing interim zoning controls in the Transit Center District Plan Area ("Plan Area"), which is bounded by Market Street on the north, Folsom Street on the South, Steuart Street on the east, and between New Montgomery and Third Streets on the west, and in the area bounded by Folsom, Harrison, Essex and Second Streets, but excluding the planned Rooftop Park between Mission, Howard, Second and Beale Streets and those portions of the Plan Area included in Zone 1 of the Transbay Redevelopment Plan, which include portions of land bounded by Spear, Mission, Folsom and Second Streets, to restrict the size and height of new signs within 200 feet of and visible from an existing or planned public park or open space, and to restrict illumination of certain new signs in those areas; and making environmental findings, including findings of consistency with the eight priority policies of Planning Code, Section 101.1.

07/07/15; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/6/2015.

07/14/15; REFERRED TO DEPARTMENT. Referred to the Planning Department for comment and recommendation; Planning Department, Public Works, and Municipal Transportation Agency for informational purposes.

07/23/15; 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.

09/22/15; REMAIN ACTIVE. 9/22/2015 - The Board of Supervisors approved Motion No. M15-142, extending the 50-day hearing period for an additional 45 days to October 26, 2015.

09/25/15; NOTICED. 10-Day Notice of Public Hearing for the 10/5/2015 Land Use and Transportation Committee hearing on the interim zoning controls was published and posted (mailed notice not required since the affected area is more than 30 acres).

10/05/15; CONTINUED. Heard in Committee. Speakers: None.

10/19/15; CONTINUED. Speakers: None.

Heard in Committee. Speakers: AnMarie Rodgers and Jon Purvis (Planning Department); presented information and answered questions raised throughout the discussion. Stephanie Cam; spoke in support of the hearing matter. Francisco Da Costa; Male Speaker (Salesforce); Reverend Arnold Townsend; spoke neither in support nor against the hearing matter.

Member Kim, seconded by Chair Cohen, moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE to further define signage that falls under these interim controls and change the time, for allowable illumination to remain on, from 9:00 p.m. to 10:00 p.m. The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Kim

Member Kim moved that this Resolution be RECOMMENDED AS AMENDED AS A COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Kim

President London Breed was noted present at 2:07 p.m.

150622 [Administrative, Planning Codes - Preferences in Affordable Housing Programs]**Sponsors: Mayor; Christensen, Cohen, Breed and Wiener**

Ordinance amending the Administrative Code to clarify existing preferences in allocating City affordable housing units first to Certificate of Preference holders and second to tenants evicted under the Ellis Act, create a third preference for residents in the neighborhood where the affordable housing is located, create additional categories of eligible displaced tenants, and provide for preference to displaced tenants from the Neighborhood; to make conforming amendments to provisions of the Administrative and Planning Codes; to affirm the Planning Department's determination under the California Environmental Quality Act; and to make findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

06/09/15; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/9/2015.

06/30/15; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; Planning Commission for hearing and recommendation; Rent Board; Mayor's Office of Housing and Community Development; Housing Opportunity, Partnerships and Engagement; and HOPE SF for informational purposes.

09/22/15; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee.

09/29/15; REFERRED TO DEPARTMENT. Re-Referred to Planning Department for environmental review; Planning Commission for hearing and recommendation; Rent Board; Mayor's Office of Housing and Community Development; Housing Opportunity, Partnerships and Engagement; and HOPE SF for informational purposes.

10/21/15; 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.

10/26/15; RESPONSE RECEIVED. 9/24/2015 and 10/22/2015 - The Planning Commission held public hearings and recommended approval with modifications.

Heard in Committee. Speakers: President London Breed (Board of Supervisors); Menaka Mohan (Planning Department); Sophie Hayward and Charles MacNulty (Mayor's Office of Housing and Community Development); Susan Cleveland-Knowles (Office of the City Attorney); Mary Benjamin (Mayor's Office of Housing and Community Development); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Rev. Amos Brown (NAACP/Third Baptist); Rev. Arnold Townsend (EOCSF); Male Speaker; Linda Fadeke Richardson; Gary Banks; Marie Franklin; Rev. Arelious Walker (Bayview Hunters Point Senior Services); Louis Cardonas; Rev. Keva McNeill (NAACP); Female Speaker; Tracy Griffin; Rev. Roland Gordon (Ingleside Presbyterian Church); Jackie Wright; Rev. Martin Hall; Doris Jane Gibson; Michael Baines; Male Speaker; Female Speaker; Female Speaker; Majea Crawford; Peter Cohen; Frank Williams; Bobby Webb; Male Speaker; Female Speaker; Male Speaker; spoke in support of the hearing matter.

Member Kim moved that this Ordinance be AMENDED to remove the 'Displaced Tenant' preference. The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Kim

Chair Cohen moved that this Ordinance be AMENDED to increase the 'Neighborhood' preference percentage from 25% to 40%. The motion carried by the following vote:

Ayes: 2 - Cohen, Wiener

Noes: 1 - Kim

AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE to make technical amendments and adding language to clarify the process by which the Mayor's Office of Housing and Community Development's reports are considered by the Board, by the following vote:

Ayes: 3 - Cohen, Wiener, Kim

Ordinance amending the Administrative Code to clarify existing preferences in allocating City affordable housing units first to Certificate of Preference holders and second to tenants evicted under the Ellis Act, create a third preference for residents in the neighborhood where the affordable housing is located; to make conforming amendments to provisions of the Administrative and Planning Codes; to affirm the Planning Department's determination under the California Environmental Quality Act; and to make findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Vice Chair Wiener requested that this Ordinance be DUPLICATED AS AMENDED.

See Duplicated File No. 151122.

Vice Chair Wiener moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of November 9, 2015. The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Kim

151122 [Administrative, Planning Codes - Preferences in Affordable Housing Programs]

Sponsors: Mayor; Christensen, Cohen, Breed and Wiener

Ordinance amending the Administrative Code to clarify existing preferences in allocating City affordable housing units first to Certificate of Preference holders and second to tenants evicted under the Ellis Act, create a third preference for residents in the neighborhood where the affordable housing is located, create additional categories of eligible displaced tenants, and provide for preference to displaced tenants from the Neighborhood; to make conforming amendments to provisions of the Administrative and Planning Codes; to affirm the Planning Department's determination under the California Environmental Quality Act; and to make findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Heard in Committee. Speakers: President London Breed (Board of Supervisors); Menaka Mohan (Planning Department); Sophie Hayward and Charles MacNulty (Mayor's Office of Housing and Community Development); Susan Cleveland-Knowles (Office of the City Attorney); Mary Benjamin (Mayor's Office of Housing and Community Development); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Rev. Amos Brown (NAACP/Third Baptist); Rev. Arnold Townsend (EOCSF); Male Speaker; Linda Fadeke Richardson; Gary Banks; Marie Franklin; Rev. Arelious Walker (Bayview Hunters Point Senior Services); Louis Cardonas; Rev. Keva McNeill (NAACP); Female Speaker; Tracy Griffin; Rev. Roland Gordon (Ingleside Presbyterian Church); Jackie Wright; Rev. Martin Hall; Doris Jane Gibson; Michael Baines; Male Speaker; Female Speaker; Female Speaker; Majea Crawford; Peter Cohen; Frank Williams; Bobby Webb; Male Speaker; Female Speaker; Male Speaker; spoke in support of the hearing matter.

Duplicated from File No. 150622.

Vice Chair Wiener moved that this Ordinance be AMENDED by adding a fourth preference to those who live and work in San Francisco. The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Kim

Ordinance amending the Administrative Code to clarify existing preferences in allocating City affordable housing units first to Certificate of Preference holders and second to tenants evicted under the Ellis Act, create a third preference for residents in the neighborhood where the affordable housing is located, create a fourth preference for people who live or work in San Francisco; to make conforming amendments to provisions of the Administrative and Planning Codes; to affirm the Planning Department's determination under the California Environmental Quality Act; and to make findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Vice Chair Wiener requested this matter be referred to the Planning Commission for public hearing and recommendation.

Vice Chair Wiener moved that this Ordinance be CONTINUED TO CALL OF THE CHAIR AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Kim

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 4:28 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.