



City and County of San Francisco

Meeting Agenda

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

Land Use and Economic Development Committee

Members: Scott Wiener, Jane Kim, Malia Cohen

Clerk: Andrea Ausberry (415) 554-4442

Monday, July 7, 2014

1:30 PM

City Hall, Committee Room 263

Regular Meeting

AGENDA CHANGES

REGULAR AGENDA

- 1. [140736](#) [Interim Zoning Controls - Formula Retail Uses in the Castro Street Neighborhood Commercial District]**
Sponsors: Wiener; Campos and Mar
Resolution imposing interim zoning controls for an 18-month period in the Castro Street Neighborhood Commercial District to require a Conditional Use authorization by the Planning Commission under Planning Code, Section 303(i), for a proposed use that has been determined to be Formula Retail even if a project sponsor subsequently removes one or more distinguishing Formula Retail Use features from the project proposal; and making environmental findings, and findings of consistency with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

Attachments: [Leg Ver1](#)
[Response Planning_070314](#)
[Comm Pkt 070714](#)

6/24/14; ASSIGNED to the Land Use and Economic Development Committee.
6/26/14; NOTICED.
6/27/14; REFERRED TO DEPARTMENT.
7/3/14; RESPONSE RECEIVED.

The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on July 8, 2014.
- 2. [140271](#) [Hearing - Update on the Status of the Mission Bay Transit Loop Project]**
Sponsors: Cohen; Chiu
Hearing on the status of the Mission Bay Transit Loop Project.

Attachments: [Comm Pkt 070714](#)

3/18/14; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.

3. [140307](#) **[Planning Code - Landmark Designation of 2 Henry Adams Street (aka Dunham, Carrigan & Hayden Building)]**

Sponsor: Cohen

Ordinance designating 2 Henry Adams Street (aka Dunham, Carrigan & Hayden Building), Assessor's Block No. 3910, Lot No. 001, as a Landmark under Planning Code, Article 10; making environmental findings, and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Attachments: [Leg Ver1](#)

[Leg Dig Ver1](#)

[Planning Ltr 032614](#)

[HPC Reso 728](#)

[HPC Reso 732](#)

[Article 10 Landmark Case Report](#)

[Response PLN Dept 061214](#)

[Comm Pkt 061614](#)

[Comm Pkt 070714](#)

3/28/14; RECEIVED FROM DEPARTMENT.

4/8/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

4/18/14; REFERRED TO DEPARTMENT.

5/30/14; REFERRED TO DEPARTMENT.

6/5/14; NOTICED.

6/12/14; RESPONSE RECEIVED.

6/16/14; CONTINUED.

4. [140735](#) **[Interim Zoning Controls - Office Conversion in Landmark Buildings in PDR-1-D and PDR-1-G Districts]**

Sponsor: Cohen

Resolution imposing interim zoning controls requiring conditional use authorization for office conversion in landmark buildings in PDR-1-D (Production, Distribution, and Repair: Design) and PDR-1-G (Production, Distribution, and Repair: General) Districts for an 18-month period; and making environmental findings, including findings of consistency with the eight priority policies of Planning Code, Section 101.1.

Attachments: [Leg Ver1](#)

[Response Planning 070314](#)

[Comm Pkt 070714](#)

6/24/14; ASSIGNED to the Land Use and Economic Development Committee.

6/26/14; NOTICED.

6/27/14; REFERRED TO DEPARTMENT.

7/3/14; RESPONSE RECEIVED.

5. [140679](#) **[Administrative Code - Temporary Severance of Rental Housing Services During Mandatory Seismic Retrofit]**

Sponsors: Mayor; Chiu and Wiener

Ordinance amending Administrative Code, Chapter 37 "Residential Rent Stabilization and Arbitration Ordinance," and adding Chapter 65A "Compensation, or Substitute Housing Service, for Tenants Affected by Temporary Severance of Specified Housing Services During Mandatory Seismic Work Required by Building Code, Chapter 34B," to address temporary severance of specified housing services during mandatory seismic retrofit required by City Building Code, Chapter 34B "Mandatory Earthquake Retrofit of Wood-Frame Buildings."

Attachments: [Leg Ver1](#)

[Leg Dig Ver1](#)

[Comm Pkt 070714](#)

6/10/14; ASSIGNED to the Land Use and Economic Development Committee.

6/18/14; REFERRED TO DEPARTMENT.

ADJOURNMENT

NOTE: Pursuant to Government Code Section 65009, the following notice is hereby given: if you challenge, in court, the general plan amendments or planning code and zoning map amendments described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

LEGISLATION UNDER THE 30-DAY RULE

NOTE: The following legislation will not be considered at this meeting. Board Rule 3.22 provides that when an Ordinance or Resolution is introduced which would CREATE OR REVISE MAJOR CITY POLICY, the Committee to which the legislation is assigned shall not consider the legislation until at least thirty days after the date of introduction. The provisions of this rule shall not apply to the routine operations of the departments of the City or when a legal time limit controls the hearing timing. In general, the rule shall not apply to hearings to consider subject matter when no legislation has been presented, nor shall the rule apply to resolutions which simply URGE action to be taken.

140700 [Modification of Design-Build Requirements - Airport's Terminal 1 Center Renovation and the Boarding Area B Reconstruction Projects]

Ordinance modifying or waiving certain required contracting procedures in the Administrative Code, as applied to the design-build of two Airport projects in the Terminal 1 Program (the Terminal 1 Center Renovation and the Boarding Area B Reconstruction Projects). (Airport Commission)

Attachments: [Leg Ver1](#)

[Leg Dig Ver1](#)

6/12/14; RECEIVED FROM DEPARTMENT.

6/24/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

140702 [Administrative Code - Urban Agriculture Incentive Zones Act Program and Procedures]

Sponsors: Chiu; Cohen

Ordinance amending the Administrative Code, by adding Chapter 53A, creating local procedures to implement the Urban Agriculture Incentive Zones Act, including establishing the City's Urban Agriculture Incentive Zone and creating procedures for implementing the program; and making environmental findings.

(Fiscal Impact)

Attachments: [Leg Ver1](#)

[Leg Dig Ver1](#)

6/17/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

140704 [Administrative Code - Providing Electric Power to City Departments and New Developments]

Sponsors: Wiener; Breed

Ordinance amending the Administrative Code to clarify the requirement for the City to provide electric service to City departments and facilities and to evaluate the feasibility of providing electric power to new developments and projects.

Attachments: [Leg Ver1](#)

[Leg Dig Ver1](#)

6/17/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

140724 [Planning Code - Nighttime Entertainment and Uses Greater than 25,000 Square Feet in Western SoMa]**Sponsors: Kim; Campos and Wiener**

Ordinance amending the Planning Code to delete the prohibition against a non-residential use exceeding 25,000 square feet in the Regional Commercial District; to authorize a nighttime entertainment use in the Western SoMa Mixed Use-Office Zoning District within 200 feet of any property within a Residential Enclave or Residential Enclave-Mixed District where a nighttime entertainment use existed within five years prior to an application to re-establish the use; and affirming the Planning Department's California Environmental Quality Act determination and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Attachments: [Leg Ver1](#)[Leg Dig Ver1](#)

6/24/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

140725 [Underground District - Ringold Alley]**Sponsor: Kim**

Ordinance creating Underground District No. 360 on Ringold Alley from 8th Street to 9th Street; and making environmental findings.

Attachments: [Leg Ver1](#)

6/24/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

Agenda Item Information

Each item on the Consent or Regular agenda may include the following documents:

- 1) Legislation
- 2) Budget and Legislative Analyst report
- 3) Department or Agency cover letter and/or report
- 4) Public correspondence

These items will be available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, Reception Desk.

Meeting Procedures

The Board of Supervisors is the legislative body of the City and County of San Francisco. The Board has several standing committees where ordinances and resolutions are the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing on measures which have been heard in committee.

Board procedures do not permit: 1) persons in the audience to vocally express support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones, pagers, and similar sound-producing electronic devices; 3) bringing in or displaying signs in the meeting room; and 4) standing in the meeting room.

Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives, except that public speakers using translation assistance will be allowed to testify for twice the amount of the public testimony time limit. If simultaneous translation services are used, speakers will be governed by the public testimony time limit applied to speakers not requesting translation assistance. Members of the public who want a document placed on the overhead for display should clearly state such and subsequently remove the document when they want the screen to return to live coverage of the meeting.

IMPORTANT INFORMATION: The public is encouraged to testify at Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding the agenda items above. These comments will be made a part of the official public record and shall be brought to the attention of the Board of Supervisors. Written communications should be submitted to the Clerk of the Board, Clerk of a Committee or its members: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications which are not received prior to the hearing may be delivered to the Clerk of the Committee at the hearing and you are encouraged to bring enough copies for distribution.

LAPTOP COMPUTER FOR PRESENTATIONS: Contact City Hall Media Services at (415) 554-7490 to coordinate the use of the laptop computer for presentations. Presenters should arrive 30 minutes prior to the meeting to test their presentations on the computer.

AGENDA PACKET: Available for review in Clerk's Office, Room 244, City Hall, 1 Dr. Carlton B Goodlett Place, or on the internet at <http://www.sfbos.org/meetings>. Meetings are cablecast on SF Cable 26. Meetings are broadcast live on KPOO 89.5 FM. For DVD copies and scheduling call (415) 554-4188.

LANGUAGE INTERPRETERS: Requests must be received at least 48 hours in advance of the meeting to help ensure availability. Contact Madeleine Licavoli at (415) 554-7722. **AVISO EN ESPAÑOL:** La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

Disability Access

The Legislative Chamber (Room 250) and the Committee Room (Room 263) in City Hall are wheelchair accessible. Meetings are real-time captioned and are cablecast open-captioned on SF Cable 26. Assistive listening devices for the Legislative Chamber are available upon request at the Clerk of the Board's Office, Room 244. Assistive listening devices for the Committee Room are available upon request at the Clerk of the Board's Office, Room 244 or in the Committee Room. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Madeleine Licavoli at (415) 554-7722 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness Stations). MUNI bus lines also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information about MUNI accessible services, call (415) 701-4485.

There is accessible parking in the vicinity of City Hall at Civic Center Plaza and adjacent to Davies Hall and the War Memorial Complex. Accessible curbside parking is available on Dr. Carlton B. Goodlett Place and Grove Street.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to perfumes and various other chemical-based scented products. Please help the City to accommodate these individuals.

Know Your Rights Under The Sunshine Ordinance

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-7854; or by email at sotf@sfgov.org

Citizens may obtain a free copy of the Sunshine Ordinance by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at <http://www.sfbos.org/sunshine>

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code Sec. 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; web site <http://www.sfgov.org/ethics>