



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, June 30, 2014

1:30 PM

City Hall, Committee Room 263

Regular Meeting

AGENDA CHANGES

REGULAR AGENDA

1. [140719](#) **[Resolution of Intent - Mortgage Revenue Bonds - 800 Presidio Avenue - Not to Exceed \$15,000,000]**
Sponsor: Breed
Resolution declaring the intent of the City and County of San Francisco (the "City") to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing and Community Development (the "Director") to submit an application and related documents to the California Debt Limit Allocation Committee (CDLAC) to permit the issuance of qualified mortgage revenue bonds in an aggregate principal amount not to exceed \$15,000,000 for 800 Presidio Avenue (The John Burton Foundation Housing Complex); authorizing and directing the Director to direct the Controller's Office to hold in trust an amount not to exceed \$75,000 in accordance with CDLAC procedures; authorizing the Director to certify to CDLAC that the City has on deposit the required amount; authorizing the Director to pay an amount equal to such deposit to the State of California if the City fails to issue the qualified mortgage revenue bonds; approving, for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale of mortgage revenue bonds by the City in an aggregate principal amount not to exceed \$15,000,000; authorizing and directing the execution of any documents necessary to implement this Resolution; and ratifying and approving any action heretofore taken in connection with the Project (as defined herein) and the Application (as defined herein).

Attachments: [Leg Ver1](#)

[MOHCD Ltr 061314](#)

[Comm Pkt 063014](#)

6/17/14; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.

6/27/14; REFERRED TO DEPARTMENT.

2. [140733](#) **[Multifamily Housing Revenue Bonds - Rosa Parks II Senior Housing - Not to Exceed \$30,000,000]**

Sponsor: Breed

Resolution authorizing the issuance and delivery of multifamily housing revenue bonds in an aggregate principal amount not to exceed \$30,000,000 for the purpose of providing financing for the acquisition and construction of a 98-unit multifamily rental housing project known as Rosa Parks II Senior Housing; approving the form of and authorizing the execution of a trust indenture providing the terms and conditions of the bonds; approving the form of and authorizing the execution of a regulatory agreement and declaration of restrictive covenants; approving the form of and authorizing the execution of a loan agreement; authorizing the collection of certain fees; ratifying and approving any action heretofore taken in connection with the bonds and the project; granting general authority to City officials to take actions necessary to implement this Resolution; and related matters.

Attachments: [Leg Ver1](#)

[MOHCD Ltr 061914](#)

[Project Description](#)

[DRAFT Reg Agmt](#)

[DRAFT Trust Indenture](#)

[DRAFT Loan Agmt](#)

[Form 126](#)

[Comm Pkt 063014](#)

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

3. [140644](#) **[Resolution of Intention - Incur Bonded Indebtedness for Transbay Transit Center - Not to Exceed \$1,400,000,000]**

Sponsors: Mayor; Kim

Resolution of intention to incur bonded indebtedness in an amount not to exceed \$1,400,000,000 for the City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center); and other matters related thereto.

Attachments: [Leg Ver1](#)

[LU063014 140644](#)

6/3/14; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

6/10/14; REFERRED TO DEPARTMENT.

6/11/14; TRANSFERRED to the Land Use and Economic Development Committee.

4. [140645](#) **[Resolution of Intention - Establishing the Transbay Transit Center Community Facilities District]**
Sponsors: Mayor; Kim
Resolution of Intention to establish City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) and determining other matters in connection therewith.

Attachments: [Leg Ver1](#)

[Facilities Description - Exhibit A](#)

[Rate and Method - Exhibit B](#)

[Planning Dept Rpt](#)

[Boundaries Map](#)

[Joint Comm Facilities Agmt - TJPA](#)

[Joint Comm Facilities Agmt - BART](#)

[Comm Pkt 063014](#)

6/3/14; RECEIVED AND ASSIGNED to the Government Audit and Oversight Committee.

6/10/14; REFERRED TO DEPARTMENT.

6/11/14; TRANSFERRED to the Land Use and Economic Development Committee.

5. [140675](#) **[General Plan Amendment - Visitation Valley/Schlage Lock Special Use District]**
Ordinance amending the General Plan to amend Maps 1, 2, 4, and 5 of the Commerce and Industry Element, Map 6 of the Transportation Element, Maps 4 and 5 of the Urban Design Element, and the Land Use Index to implement the Visitation Valley/Schlage Lock Special Use District, 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; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Planning Commission)

Attachments: [Leg Ver1](#)

[Planning Ltr 060914](#)

[Planning Reso No. 19163](#)

[Planning Reso No. R-19140](#)

[Comm Pkt 063014](#)

6/9/14; RECEIVED FROM DEPARTMENT.

6/16/14; NOTICED.

6/17/14; ASSIGNED to the Land Use and Economic Development Committee.

6/23/14; REFERRED TO DEPARTMENT.

6. [140445](#) **[Planning Code, Zoning Map - Visitation Valley/Schlage Lock Special Use District]**
Sponsors: Mayor; Cohen
Ordinance amending the Planning Code, Section 249.45, to provide for use controls, including controls for formula retail uses, building standards, and procedural requirements, including noticing and community participation procedures, for applications for development, including design review and modifications, among other controls, in Zone 1 of the Schalge Lock/Visitation Valley Special Use District (also referred to as the Schlage Lock site); amending the Zoning Map by amending Sectional Maps ZN10 and HT10 to reflect the Visitation Valley/Schlage Lock Special Use District; and making environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

Attachments: [SBC Response 052114](#)

[Leg Ver1](#)

[Comm Pkt 063014](#)

4/29/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

5/13/14; REFERRED TO DEPARTMENT.

5/21/14; RESPONSE RECEIVED.

6/16/14; NOTICED.

7. [140706](#) **[Urging Further Regulation of Transportation Network Companies to Ensure Passenger Safety and Baseline Social Services]**
Sponsors: Mar; Avalos and Campos
Resolution urging the California Public Utilities Commission and the San Francisco Municipal Transportation Agency to consider further regulation of Transportation Network Companies to ensure passenger safety and baseline social services.

Attachments: [Leg Ver1](#)

[Comm Pkt 063014](#)

6/17/14; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.

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>