



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19241 HEARING DATE SEPTEMBER 18, 2014

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Project Name: Amendments Relating to Enhanced Ventilation for Sensitive Use Projects
Case Number: 2014.1295U [Board File No. 140806]
Initiated by: Supervisor Malia Cohen/ Introduced July 17, 2014
Staff Contact: Wade Wietgreffe, Environmental Planner
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Reviewed by: Jessica Range, Senior Environmental Planner
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Recommendation: **Recommend Approval**

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE HEALTH CODE TO REQUIRE AN ENHANCED VENTILATION SYSTEM FOR SENSITIVE USE PROJECTS WITHIN THE AIR POLLUTANT EXPOSURE ZONE AND ESTABLISHING DOCUMENT REVIEW FEES; AMENDING THE BUILDING CODE TO CORRESPOND TO THE HEALTH CODE CHANGES; AND MAKING ENVIRONMENTAL FINDINGS, AND FINDINGS UNDER THE CALIFORNIA HEALTH AND SAFETY CODE; AND DIRECTING THE CLERK OF THE BOARD OF SUPERVISORS TO FORWARD THIS ORDINANCE TO THE CALIFORNIA BUILDING STANDARDS COMMISSION UPON FINAL PASSAGE.

WHEREAS, on July 17, 2014, Supervisor Cohen introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 140806, which would amend the Health Code to require an enhanced ventilation system for sensitive use projects within the Air Pollutant Exposure Zone and establish document review fees; and amend the Building Code to correspond to the Health Code changes.

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on September 18, 2014; and,

WHEREAS, the proposed Ordinance has been determined not to be a project under the California Environmental Quality Act Section 15060(c) and 15378; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance.

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors **approve** the proposed ordinance.

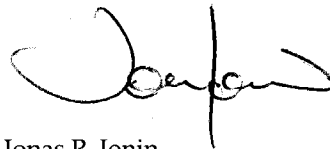
FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. Scientific studies have found an association between exposure to particulate matter and significant human health problems. Exposure to outdoor air pollutants may be a contributing factor to the leading causes of death recorded for San Francisco's population.
2. The proposed Ordinance would provide equal levels of protection for all new sensitive use projects from major sources of air pollution, including vehicles on roadways, permitted stationary, port, and maritime sources.
3. The proposed Ordinance would provide a greater level of certainty to the development review process, as amending regulation to the City's laws would be preferential to the current practice of conducting modeling and adding mitigations through the development review process.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 18, 2014.



Jonas P. Ionin
Commission Secretary

AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, and Richards

NOES:

ABSENT:

ADOPTED: September 18, 2014