

City and County of San Francisco

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



MEETING MINUTES

Monday, July 28, 2008

1:00 PM

City Hall, Room 263

Regular Meeting

Land Use and Economic Development Committee

Members: Sophie Maxwell, Gerardo Sandoval, Aaron Peskin

Clerk: Linda Laws (415) 554-4441

Members Present: *Sophie Maxwell, Gerardo Sandoval, Aaron Peskin.*

Members Excused: *None.*

Members Absent: *None.*

MEETING CONVENED

The meeting convened at 1:08 p.m.

REGULAR AGENDA

080976 [Street Artist Spaces]

Resolution approving designation for six (6) months of nine (9) temporary selling spaces for weekend usage on Market Street, north side, at Steuart Street, for street artists certified by the Arts Commission, City and County of San Francisco; exempting said spaces from the regulations of Police Code Section 2405 relating to street artist display size and bus zone; said spaces subject to Board of Supervisors review. (Arts Commission)

7/10/08, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

Heard in Committee. Speakers: Howard Lazar, Arts Commission; Ernestine Weiss; Tad Sky.

RECOMMENDED by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

080478 [Height Map Amendment - Rezoning Block 5323, Lots 13, 14, 14A, 15, 15A And 15B On Third Street And Mendell Street, From A 105-A Height And Bulk Limit To A 55-X Height And Bulk Limit]

Supervisor Maxwell

Ordinance amending the San Francisco Planning Code by amending Height Map HT 10 of the Zoning

Map of the City and County of San Francisco to change height and bulk limit for Block 5323, lots 13, 14, 14A, 15, 15A and 15B, located at the intersection of Third Street and Mendell Street, from 105-A to 55-X; adopting findings, including environmental findings and findings of consistency the General Plan and the Priority Policies of Planning Code Section 101.1.

4/8/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/8/2008.

4/16/08, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comment.

6/10/08, RESPONSE RECEIVED. Planning Department - Exempt from environmental review under Section 15060(c)(2) of the CEQA Guidelines.

7/23/08, RESPONSE RECEIVED. Planning Commission Resolution No. 17644 to recommending adoption of ordinance.

Speakers: None.

7/28/08 Amendment of the whole bearing same title.

AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

080436 [Authorizing the passthrough from landlord to residential tenant of specified percentages of water and sewer services cost increases imposed through adoption of water and sewer rates after Supervisors Alioto-Pier, Chu, Elsbernd

Ordinance amending the San Francisco Administrative Code to encourage water conservation by authorizing landlords to pass through to tenants fifty percent of increased water and sewer bill charges resulting from the adoption of water and sewer rates after July 1, 2002, and the passthrough to tenants of seventy percent of increased water and sewer bill charges resulting from the adoption of water and sewer rates after July 1, 2002, where specified water conservation devices have been installed in all rental units and common areas of a building; and providing for passthrough administration, noticing and enforcement procedures.

4/1/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/1/2008.

4/3/08, REFERRED TO DEPARTMENT. Referred to the Small Business Commission for comment and recommendation.

6/9/08, CONTINUED. Heard in Committee. Speakers: Charles Rudyyear; Espanola Jackson. Continued to June 30, 2008.

7/7/08, CONTINUED. Heard in Committee. Speakers: Supervisor Alioto-Pier; Laura Spanjian, SFPUC; Jared Blumenfeld, Department of the Environment; Bruce Alison, Senior Action Network; Jennifer Clary, Clean Water Action; Ernestine Weiss; Peter Fries; Francisco Da Costa; Ted Gulickson; Brook Turner, Coalition for Better Housing; John Roddy, Deputy City Attorney; Todd Rydstrom, SFPUC; John Malamut, Deputy City Attorney. Continued to July 21, 2008.

7/21/08, CONTINUED. Speakers: None. Continued to July 28, 2008.

Heard in Committee. Speakers: Supervisor Alioto-Pier; Todd Rydstrom, SFPUC; Female Speaker, SF Apartment Association; Cheryl Adams, Deputy City Attorney; Cristine DeBerry, Mayor's Office; Randy Shaw, Tenderloin Housing Clinic; Francisco Da Costa; Female Speaker; Judy Golden; Ted Gulickson, SF Tenants Union; Female Speaker; Female Speaker, Chinatown Community Development; Phil Page, Golden Gateway Tenants Association; Brook Turner, Coalition for Better Housing; Ernestine Weiss; Male Speaker; Jared Blumenfeld, Department of the Environment; Female

CONTINUED TO CALL OF THE CHAIR by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

080282 [Off-Site Residential Inclusionary Affordable Housing Requirements] Supervisors Sandoval, Daly

Ordinance amending Section 315.5 of the Planning Code to provide that twenty-five percent of off-site units given site permits annually may be built outside of the currently-required one-mile radius from the market-rate project, and to provide that off-site units cannot be located in industrially-zoned areas or within a quarter mile of developments containing 200 or more publicly-owned and operated affordable housing developments.

2/26/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 3/24/2008.

3/6/08, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comment.

4/21/08, RESPONSE RECEIVED. Planning Department - non-physical per Section 15060(c)(2) of the CEQA Guidelines.

6/10/08, RESPONSE RECEIVED. Planning Commission Resolution No. 17607 with recommendation to disapprove the proposed ordinance.

Heard in Committee. Speakers: Tara-Sullivan-Lenane, Planning Department; Female Speaker, Mayor's Office of Housing; Randy Shaw, Tenderloin Housing Clinic; Jim Meko.

REFERRED WITHOUT RECOMMENDATION by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

080858 [Conversion of affordable housing units to group housing units by Academy of Art University] Supervisor Daly

Hearing regarding the Academy of Art University converting to group housing, affordable rental housing in seventeen buildings in San Francisco to group housing, the preparation of its institutional master plan, and the environmental review of the institutional master plan prepared by the Academy of Art University.

6/17/08, RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

Heard in Committee. Speakers: Supervisor Daly; Scott Sanchez, Planning Department; Brad Paul; Hiroshi Fukuda, Coalition of SF Neighborhoods; Ted Gullickson, SF Tenants Association; Jim Meko; John Bardis; Michael Burke.

FILED by the following vote:

Ayes: 2 - Maxwell, Sandoval

Absent: 1 - Peskin

080691 [Zoning - HOPE SF Hunters View SUD and the 40/65-X Height and Bulk District] Supervisor Maxwell

Ordinance amending the San Francisco Planning Code by adding Section 263.20 to establish special exceptions for heights within the HOPE SF Hunters View Special Use District and the 40/65-X Height and Bulk District, allowing residential buildings with conditional use authorization pursuant to Planning Code Sections 303 and 304 to have a maximum height of 65 feet; adopting environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

5/20/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 6/19/2008.

5/29/08, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comment.

6/5/08, RESPONSE RECEIVED. Received Hunters View Redevelopment Project FEIR.

6/23/08, RESPONSE RECEIVED. Planning Commission Resolution No. 17620 recommending approval.

7/14/08, CONTINUED. Heard in Committee. Speakers: Doug Shoemaker, Mayor's Office of Housing; Margaret Campbell, John Stewart Company; Charles Olsen, Sanger and Olsen; Ann Torney, architect for

project sponsor; Mat Snyder, Planning Department; Francisco Da Costa; Jill Fox, India Basin Neighborhood Association; Philip Ragozzino; Lottie Titus. Continued to July 28, 2008.

Heard in Committee. Speaker: Francisco Da Costa.
Continued to August 4, 2008.

CONTINUED by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

080692 [Zoning - HOPE SF Hunters View Special Use District] Supervisor Maxwell

Ordinance amending the San Francisco Planning Code by adding Section 249.39 to establish the HOPE SF Hunters View Special Use District, allowing the subdivision or portions of the site as individual lots to exceed the density of the underlying zoning district and allowing uses that are either principally or conditionally permitted within NC-1 districts to be principally permitted within the special use district; adopting environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

5/20/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 6/19/2008.

5/29/08, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comment.

6/5/08, RESPONSE RECEIVED. Received Hunters View Redevelopment Project FEIR.

6/23/08, RESPONSE RECEIVED. Planning Commission Resolution No. 17622 recommending approval.

7/14/08, CONTINUED. Heard in Committee. Speakers: Doug Shoemaker, Mayor's Office of Housing; Margaret Campbell, John Stewart Company; Charles Olsen, Sanger and Olsen; Ann Torney, architect for project sponsor; Mat Snyder, Planning Department; Francisco Da Costa; Jill Fox, India Basin Neighborhood Association; Philip Ragozzino; Lottie Titus. Continued to July 28, 2008.

Heard in Committee. Speaker: Francisco Da Costa.
Continued to August 4, 2008.

CONTINUED by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

080693 [Zoning Map Amendments - HOPE SF Hunters View] Supervisor Maxwell

Ordinance amending the Zoning Maps of the City and County of San Francisco, Sheet HT10, to change the Height and bulk Designation of Assessor's Block 4624, Lots 3, 4 and 9 and Block 4720, Lot 27 from 40-X to 40/65-X, Sheet ZN10, to change the Zoning Use Districts of Block 4720, Lot 27 from RH-2, NC-2 and M-1 to RM-1, and Sheet SU10, to designate Assessor's Block 4624, Lots 3, 4 and 9 and Block 4720, Lot 27 with the HOPE SF Hunters View Special Use District; adopting environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

5/20/08, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 6/19/2008.

5/29/08, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comment.

6/5/08, RESPONSE RECEIVED. Received Hunters View Redevelopment Project FEIR.

6/23/08, RESPONSE RECEIVED. Planning Commission Resolution No. 17619 recommending approval.

7/14/08, CONTINUED. Heard in Committee. Speakers: Doug Shoemaker, Mayor's Office of Housing; Margaret Campbell, John Stewart Company; Charles Olsen, Sanger and Olsen; Ann Torney, architect for project sponsor; Mat Snyder, Planning Department; Francisco Da Costa; Jill Fox, India Basin Neighborhood Association; Philip Ragozzino; Lottie Titus. Continued to July 28, 2008.

Heard in Committee. Speaker: Francisco Da Costa.
Continued to August 4, 2008.

CONTINUED by the following vote:

Ayes: 3 - Maxwell, Sandoval, Peskin

ADJOURNMENT

The meeting adjourned at 3:33 p.m.