



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: Andrea Ausberry (415) 554-4442

Monday, April 27, 2015

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

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

MEETING CONVENED

The meeting convened at 1:34 p.m.

REGULAR AGENDA

150341 [Street Encroachment - Newcomb Avenue Frontage of 4705-3rd Street - San Francisco Arts Commission]

Resolution granting revocable permission to the San Francisco Arts Commission to occupy a portion of the public right-of-way to construct and maintain a new concrete entry stairway with illuminated handrails, an accessible ramp at the main point of egress and ingress and other related improvements, at the Newcomb Avenue frontage of 4705-3rd Street (Assessor's Block No. 5311, Lot No. 036); affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Public Works)

04/03/15; RECEIVED FROM DEPARTMENT.

04/14/15; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

04/22/15; REFERRED TO DEPARTMENT. Referred to Arts Commission, Municipal Transportation Agency; Public Utilities Commission; Fire Department; Department of Building Inspection; and Planning Department for informational purposes.

Heard in Committee. Speakers: Judy Nemzoff, Program Director (Arts Commission); presented information concerning the matter and answered questions raised throughout the hearing. Andrew Yip; spoke neither in support nor opposition to the matter.

RECOMMENDED by the following vote:

Ayes: 3 - Cohen, Wiener, Kim

150331 [Teatro ZinZanni Hotel/Theater/Park Project - Sole Source Negotiations]

Resolution exempting from the competitive bidding policy set forth in Administrative Code, Section 2.6-1, the potential real estate transaction involving Port property at Seawall Lots 324 and 323 on the west side of The Embarcadero at Vallejo Street with Teatro ZinZanni, and financial partner Kenwood Investments No. 6, LLC, operating together as TZK Broadway, LLC (TZK), for development of a dinner theater and maximum 200-room, 40-foot boutique hotel and an approximately 7,500 square foot privately financed public park and ancillary uses; urging the Port, Teatro ZinZanni, and TZK to engage in outreach to affected and interested neighbors, community members and other stakeholders to ensure that the proposed project is designed with public input; and urging the Port Director, with the assistance of Port staff, the City Attorney's Office and other City officials to take all actions needed to negotiate an exclusive negotiating agreement and a term sheet with Teatro ZinZanni and TZK on a sole source basis, consistent with this Resolution. (Port)

03/30/15; RECEIVED FROM DEPARTMENT.

04/07/15; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

04/15/15; REFERRED TO DEPARTMENT. Referred to Real Estate; and Planning Department for informational purposes.

Heard in Committee. Speakers: Ricky Tijani and Brad Benson (Port); presented information concerning the matter and answered questions raised throughout the hearing. Norman Langill, President, Annie Jamison, Chief Operating Officer, Kristin Clayton, Erica Gilfether, Beaver Bauer, Roberto Sanchez, Ron Campbell, Joe Ratner, Javion Monroe, Bruce Kelly, Karl Theobald, Karen Quest, Joe Orrach and Bererly Shniper (Teatro ZinZanni); Darius Anderson (Kenwood Investments); Ian Lewis (Local 2); Jim Cunningham (Barbary Coast Neighborhood Association); Carolyn Ganthier (Brawl and Rose); Stefanie Greenbury (SOTEL Neighbor); Ms. Bower; Marvin Castoff; Rhoen Seinfeld; Bill Hannon; Benjamin Horn (Top of Broadway Community Business District); Gail Gilman; Flicka McGurrin (Pier 23); Leslie Kay; Charles Higgins; Paul Pendergast (Pendergast Consulting Group); Tom McCarthy; Trish Herman; Bobbi Evans; Marv Kassman (Renew SF); spoke in support of the proposed legislation. Andrew Yip; spoke neither in support nor opposition to the matter.

Supervisor Kim moved that the matter be referred to Board without recommendation. The motion was lost after debate.

Supervisor Wiener moved the matter be RECOMMENDED by the following vote:

Ayes: 2 - Cohen, Wiener

Noes: 1 - Kim

150148 [Planning Code - Designation of 149-155 9th Street (aka the Western Manufacturing Company Building)]

Ordinance amending the Planning Code to change the designation of 149-155 9th Street (aka the Western Manufacturing Company Building), Assessor's Block No. 3728, Lot No. 048, from Category V (Unrated) to Category III (Contributory) under Planning Code, Article 11; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Historic Preservation Commission)

02/02/15; RECEIVED FROM DEPARTMENT.

02/24/15; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/26/2015.

03/06/15; REFERRED TO DEPARTMENT. Referred to the Planning Department for informational purposes.

04/07/15; NOTICED.

Heard in Committee. Speakers: None.

CONTINUED to May 11, 2015, by the following vote:

Ayes: 3 - Cohen, Wiener, Kim

ADJOURNMENT

The meeting adjourned at 3:01 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.