

City and County of San Francisco
Land Use and Economic Development Committee
City Hall, Room 263



Meeting Agenda
Wednesday, May 10, 2006
1:00 PM
Regular Meeting

Members: Sophie Maxwell, Gerardo Sandoval, Jake McGoldrick

Clerk: Mary Red (415) 554-4442

Note: Each item on the Consent or Regular agenda may include the following documents: 1) Legislation 2) Budget Analyst report 3) Legislative Analyst report

Each member of the public will be allotted the same maximum number of minutes to speak as set by the Chair at the beginning of each item, 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.

AGENDA CHANGES

REGULAR AGENDA

- 1. 051668 [Expand the Inclusionary Affordable Housing Program to include Buildings of 5 units or more] Supervisor McGoldrick**

Ordinance amending the Planning Code by amending Sections 315.2, 315.3 and 315.6 to expand the application of the Inclusionary Affordable Housing Program to buildings of five units and more.

10/11/05, ASSIGNED UNDER 30 DAY RULE to Land Use Committee, expires on 11/10/2005.

10/18/05, CLERICAL CORRECTION. Insert the Code in title.

10/18/05, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comments.

1/26/06, RESPONSE RECEIVED. Planning Commission Resolution 17171, recommending deferred action on ordinance.

2/7/06, TRANSFERRED to Land Use and Economic Development Committee.

2. 051685 [Increasing the requirements of the Inclusionary Affordable Housing Program.] Supervisor Daly

Ordinance amending Planning Code Sections 315.1, 315.2, 315.3, 315.4, and 315.5, 315.6, and 315.8 related to the Inclusionary Affordable Housing Program to increase the percentage of affordable housing required for all residential developments of 10 units or more; to adjust the way low and median income is calculated from a method using Metropolitan Statistical Area calculations to City and County of San Francisco calculations; to provide, with certain exceptions, that the amendments apply to any housing project that has not received a first site or building permit by the effective date of this legislation and applies to phased projects on separate but adjacent lots; to provide for mandatory lotteries to market new inclusionary units and the maintenance of a list generated from a lottery for units that become available; to require a project sponsor that elects an alternative to providing on-site inclusionary housing to make its election at the time of project approval; to allow project sponsors to use California Debt Limit Allocation Committee (CDLAC) tax-exempt bonds to finance inclusionary units under certain circumstances; to build all off-site inclusionary units within one mile of the principal project and to offer those units as rental housing or as ownership housing affordable to households earning no more than 80% of median income; requiring the Mayor's Office of Housing to adjust the in lieu fee annually and no later than July 1 and to report the adjustment to the Board of Supervisors; requiring the Mayor's Office of Housing to evaluate its monitoring procedures and those of the San Francisco Redevelopment Agency with the goal of establishing one monitoring system for all inclusionary units in the City and County of San Francisco; requiring the Planning Department to submit a completed impact study to the Board of Supervisors and Planning Commission no later than October 1, 2006; requesting that the Planning Department and Mayor's Office of Housing conduct certain additional studies described herein; and making findings including environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

10/11/05, RECEIVED AND ASSIGNED to Land Use Committee.

10/14/05, REFERRED TO DEPARTMENT. Referred to City Attorney's Office to be approved as to form.

11/22/05, SUBSTITUTED. Supervisor Daly submitted a substitute ordinance approved as to form, bearing new title.

11/22/05, ASSIGNED to Land Use Committee.

11/30/05, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comments.

12/9/05, RESPONSE RECEIVED. Exempt from CEQA, Non-physical exemption.

2/7/06, TRANSFERRED to Land Use and Economic Development Committee.

2/15/06, RESPONSE RECEIVED. Planning Commission Resolution No. 17187 recommending action be deferred on proposed ordinance; and Executive Summary.

3. 060084 [Amending the requirements of the Inclusionary Affordable Housing Program] Supervisors Maxwell, Mirkarimi, McGoldrick

Ordinance amending Planning Code Sections 315.2, 315.3, 315.4, 315.5, 315.6, and 315.8 related to

the Inclusionary Affordable Housing Program to provide that the amendments apply to any housing project that has not received a first site or building permit by the effective date of this legislation; to provide for mandatory lotteries to market new inclusionary units and the maintenance of a list generated from a lottery for units that become available; to require a project sponsor that elects an alternative to providing on-site inclusionary housing to make its election at the time of project approval; to allow project sponsors to use California Debt Limit Allocation Committee (CDLAC) tax-exempt bonds to finance inclusionary units under certain circumstances; to build all off-site inclusionary units within one mile of the principal project and to offer those units as rental housing or as ownership housing affordable to households earning no more than 80% of median income; requiring the Mayor's Office of Housing to adjust the in lieu fee annually and no later than July 1 and to report the adjustment to the Board of Supervisors; requiring the Mayor's Office of Housing to evaluate its monitoring procedures and those of the San Francisco Redevelopment Agency with the goal of establishing one monitoring system for all inclusionary units in the City and County of San Francisco; requiring the Planning Department to submit a completed impact study to the Board of Supervisors and Planning Commission no later than July 1, 2006, requiring that the Planning Department form a Technical Advisory Committee to assist in the impact study; and making findings including environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

1/24/06, ASSIGNED UNDER 30 DAY RULE to Land Use Committee, expires on 2/23/2006.

1/31/06, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comments.

2/7/06, TRANSFERRED to Land Use and Economic Development Committee.

2/22/06, RESPONSE RECEIVED. Exempt from CEQA, Non Physical Exemption.

4/24/06, RESPONSE RECEIVED. Planning Commission Resolution No. 17227; Case Report dated February 9, 2006 approving with modifications.

ADJOURNMENT

IMPORTANT INFORMATION

NOTE: 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. Any written comments should be sent to: Committee Clerk of the Land Use and Economic Development Committee, San Francisco Board of Supervisors, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102 by 5:00 p.m. on the day prior to the hearing. Comments which cannot be delivered to the committee clerk by that time may be taken directly to the hearing at the location above.

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

(Not to be considered at this meeting)

Rule 5.40 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.

4. 060482 [Formula Retail Use; Public Notice - Western SoMa Planning Area SUD] Supervisor Daly

Ordinance amending the San Francisco Planning Code by adding Section 803.6 to designate formula retail as a conditional use in the Western SoMa Planning Area Special Use District and by adding Section 803.7 to require public noticing requirements for building permit applications in that Special Use District; adopting findings including environmental findings and findings of consistency with the General Plan and with the Priority Policies of Planning Code Section 101.1.

(Economic Impact)

4/11/06, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/11/2006. 4/17/06 - Referred to the Small Business Commission for review and comment.

4/18/06, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comment.

5/1/06, RESPONSE RECEIVED. Exempt from CEQA Guidelines. 5/22/06, Memo from Economic Analysis requesting 15-day waiver to submit Economic Impact Report by June 1, 2006.

5. 060483 [Zoning - Western SoMa Planning Area Special Use District] Supervisor Daly

Ordinance amending the San Francisco Planning Code by adding Section 823 and amending Sheets 1SU, 7SU, and 8SU of the Zoning Map of the City and County of San Francisco to establish the Western SoMa Planning Area Special Use District in the area generally bounded by Mission Street to the north, Townsend Street to the south, Divisadero Street to the west and 4th Street to the east, and consisting of the blocks and lots specifically set forth; and adopting findings including environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1(b).

(Economic Impact)

4/11/06, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/11/2006. 4/17/06 - Referred to the Small Business Commission for review and comment.

4/18/06, REFERRED TO DEPARTMENT. Referred to Planning Commission for review and comment.

5/1/06, RESPONSE RECEIVED. Exempt from CEQA Guidelines. 5/22/06, Memo from Economic

Analysis requesting 15-day waiver to submit Economic Impact Report by June 1, 2006.

6. **060533** **[Chinatown Visitor Retail Zoning District: Other Entertainment]** **Supervisor Peskin**
- Ordinance amending the San Francisco Planning Code by amending Section 811.47b of the Retail Sales and Services section of Table 811 to allow other entertainment as a principal use on the first and second stories in the Chinatown Visitor Retail Zoning District and by adding Section 811.47b to the Specific Provisions for Chinatown Visitor Retail District of Table 811 noting that the other entertainment use must be in conjunction with an existing full-service restaurant; adopting findings, including environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1(b).
- 4/25/06, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/25/2006.
- 5/1/06, REFERRED TO DEPARTMENT. Referred to Planning Commission and Small Business Commission.
7. **060537** **[Zoning - Ordinance creating the Lower Haight Street Alcohol Restricted Use District]** **Supervisor Mirkarimi**
- Ordinance adding Section 784 to the Planning Code to create a Lower Haight Street Alcohol Restricted Use District prohibiting off-sale liquor establishments and providing for a three year sunset provision; amending Zoning Map Number 7SU of the City and County of San Francisco to indicate the boundaries of the Lower Haight Street Alcohol Restricted Use District, and making findings, including environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
- 4/25/06, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/25/2006.
- 5/1/06, REFERRED TO DEPARTMENT. Referred to Planning Commission and Small Business Commission.
8. **060538** **[Zoning Amendment - 645 Baker Street and 1795 McAllister Street]** **Supervisor Mirkarimi**
- Ordinance amending the San Francisco Planning Code by amending Sheet 2 of the Zoning Map of the City and County of San Francisco to change the use designation of Block 1177/Lot 001 and Block 1178/Lot 019 from RM-1 (Residential, Mixed Districts, Low Density) to NC-1 (Neighborhood Commercial Cluster District); adopting findings, including environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1(b).
- 4/25/06, ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/25/2006.
- 5/1/06, REFERRED TO DEPARTMENT. Referred to Planning Commission and Small Business Commission.

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 at a Committee meeting 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) signs to be brought into the meeting or displayed in the room; 4) standing in the meeting room.

Citizens are encouraged to testify at Committee meetings and to write letters to the Clerk of a Committee or to its members, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

USING LAPTOP COMPUTERS FOR PRESENTATIONS: Please contact City Hall Media Services at (415) 554-4933 to coordinate the use of laptop computers for presentations at the meeting. Computers to be used are required to be tested in advance. The presenter should arrive 30 minutes prior to the meeting to connect and test their computer.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT CITY HALL, ROOM 244, RECEPTION DESK.

Agendas are available on the internet at www.sfgov.org/site/bdsupvrs_index.asp?id=4383

Board meetings are cablecast on SF Cable 26. For video tape copies and scheduling call (415) 554-4188.

Requests for language interpreters at a meeting 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 en una reunion debe recibirse antes de mediodia de el viernes anterior a la reunion. Llame a Erasmo Vazquez (415) 554-4909.



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 J, K, L, M, N, and T (Civic Center or Van Ness Stations). MUNI bus lines serving the area are the 47 Van Ness, 9 San Bruno, and the 6, 7, 71 Haight/Noriega. For more information about MUNI accessible services, call (415) 923-6142.

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 decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. The Sunshine 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 Frank Darby by mail to Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102 by phone at (415) 554-7724, by fax at (415) 554-7854 or by email at sotf@sfgov.org

Citizens may obtain a free copy of the Sunshine Ordinance by contacting Mr. Darby or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at <http://www.sfgov.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 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; web site www.sfgov.org/ethics