



# City and County of San Francisco

## Meeting Agenda - Final

### Land Use and Economic Development Committee

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

*Members: Sophie Maxwell, Eric Mar, David Chiu*

*Clerk: Alisa Somera (415) 554-4447*

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**Monday, May 10, 2010**

**1:00 PM**

**City Hall, Committee Room 263**

#### **Regular Meeting**

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*Note: 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, Room 244, Reception Desk.*

*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.     **100330**     **[Veterans Commons Special Use District - 150 Otis Street]**  
          **Sponsors: Chiu; Mirkarimi**  
          Ordinance adding Planning Code Section 249.46 to establish the Veteran Commons Special Use District for property located at 150 Otis Street, Block No. 3513, Lot No. 07; amending the City's Zoning Map, Sheet Nos. HT07 and SU07 to change the height district from 85 to 125 feet and reflect the boundaries of the Veteran Commons Special Use District; and making environmental findings and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

          3/16/10; ASSIGNED to the Land Use and Economic Development Committee. 04/30/10 - Ten-day notice mailed to property owners.

          3/24/10; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; to the Planning Commission for public hearing and recommendation; and to the Veterans Affairs Commission, the Building Inspection Commission, and the Department of Public Works for informational purposes.

          4/23/10; RESPONSE RECEIVED. The Historic Preservation Commission recommends approval; Resolution No. 644. The Planning Commission recommends approval; Resolution No. 18077 and Motion No. 18078.

*The Chair will entertain a motion to send this item forward as a Committee Report to the full Board on May 11, 2010.*
  
2.     **090906**     **[Planning - Uses Permitted in R Districts - Double Density for Senior Housing]**  
          **Sponsor: Chiu**  
          Ordinance amending the Planning Code by adding Section 102.6.1 to create a definition related to housing for seniors; amending Planning Code Section 209.1(m) related to the Uses Permitted in R Districts - Dwelling Zoning Control Table to update the requirements for obtaining double density for providing senior housing and, adding Section 209.1(o) to require, in certain circumstances, a conditional use authorization; making environmental findings, and making findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.

          7/14/09; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee. 04/13/10 - Supervisor Chiu requested this file remain open for an additional six months; 10/13/10.

          7/23/09; REFERRED TO DEPARTMENT. Referred to Planning Commission for public hearing and recommendation; referred to Planning Department for environmental review.

          7/24/09; RESPONSE RECEIVED. Not a project under CEQA Guidelines Section 15378.

          10/13/09; RESPONSE RECEIVED. Planning Commission Resolution No. 17961 recommending approval.
  
3.     **100272**     **[San Francisco Public Utilities Commission's Plan for Utilizing and Protecting San Francisco's Watersheds]**  
          **Sponsor: Campos**  
          Hearing on the San Francisco Public Utilities Commission's plan for utilizing and protecting San Francisco's watersheds.

          3/9/10; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.

4. [100428](#) **[Endorsement of Term Sheet with the Treasure Island Homeless Development Initiative]**  
**Sponsors: Mayor; Daly, Chiu and Dufty**  
Resolution endorsing the Term Sheet for the Amended and Restated Base Closure Homeless Assistance Agreement with the Treasure Island Homeless Development Initiative.
- 4/6/10; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.
- 4/9/10; REFERRED TO DEPARTMENT. Referred to the Planning Department, Treasure Island Development Authority Board and Treasure Island Operations for informational purposes.
- 4/12/10; REFERRED TO DEPARTMENT. Referred to the Office of Economic and Workforce Development for informational purposes.
5. [100429](#) **[Endorsement of Terms of Economic Development Conveyance Memorandum of Agreement for Treasure Island]**  
**Sponsors: Mayor; Daly, Chiu and Dufty**  
Resolution endorsing the Terms of Economic Development Conveyance Memorandum of Agreement for the Transfer of Former Naval Station Treasure Island from the United States Government to the Treasure Island Development Authority.
- 4/6/10; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.
- 4/9/10; REFERRED TO DEPARTMENT. Referred to the Planning Department, Treasure Island Development Authority and Treasure Island Operations for informational purposes.
- 4/12/10; REFERRED TO DEPARTMENT. Referred to the Office of Economic and Workforce Development for informational purposes.
6. [100432](#) **[Endorsement of Update to Development Plan and Term Sheet for the Redevelopment of Treasure Island]**  
**Sponsors: Mayor; Daly, Chiu and Dufty**  
Resolution endorsing the Update to Development Plan and Term Sheet for the Redevelopment of Former Naval Station Treasure Island with Treasure Island Community Development, LLC.
- 4/6/10; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.
- 4/9/10; REFERRED TO DEPARTMENT. Referred to the Planning Department, Treasure Island Development Authority Board and Treasure Island Operations for informational purposes.
- 4/12/10; REFERRED TO DEPARTMENT. Referred to the Office of Economic and Workforce Development for informational purposes.

**7. 100092 [Hunters Point Shipyard and Candlestick Point Development Project]****Sponsor: Maxwell**

Hearing on the Hunters Point Shipyard Phase 2 and Candlestick Point Integrated Development Project, including a discussion of the land use and design, housing, community benefits, employment and contracting, open space, sustainability, financing, infrastructure, and transportation components of the plan.

1/26/10; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.

2/8/10; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Tiffany Bohee, Mayor's Office of Economic & Workforce Development; David Thom, IBI Group; Olsen Lee, Redevelopment Agency; Chris Iglesias, Mayor's Office of Economic & Workforce Development; Francisco da Costa; Espanola Jackson; Pastor Aurelias Walker; Mary Jean Robertson; Stephen Leeper, SFOP; Bradley Bradley; Eric Butler; Allen Bowl; Stormy Henry; Andre Davis; Lakia Evans; Michael Patton; Javier Marquez; Tera Gray; Christina Sandoval; Lashawnda Collins; Rob Black, Chamber of Commerce; Joshua Arce, Brightline Defense Project; Keshawn Paris; Arthur Feinstein; Linda Schaffer; Ari Coleman; Joanne Hopkins; Eric Brooks, SF Green Party; Rev. Arnold Townsend; Chris Jackson, SF Labor Council; Dennis Kelly; Connie Ford; Manny Flores; Ace Washington; Tina State.

3/22/10; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Tiffany Bohee, Mayor's Office of Economic & Workforce Development; David Thom, Urban Planning & Design Team; Steve Pratt, Lennar; Tom Evans, SF Redevelopment Agency; Espanola Jackson; Francisco Da Costa; Jordan Ward, SFOP; Michael Theriault, SF Building Trades; Tim Colen, Housing Action Coalition; Matt Regan, Bay Area Council; Al Norman, Bayview Merchants Assoc.; Leo Choy and Richard Ow, Bayview Chinese Community; Rev. Arnold Townsend, Rhema Wood Church; Patrick Uniacke, Gaelic Football Assoc.; Pastor Alex Toeina; Rev. Bayview Hunters Point Community; Rev. Amos Brown, NAACP; Tera Gray, BVHP Community; Nyese Joshua; Manuel Flores, Local 22; Levinski Chief; Ryan Conlan; Rev. Dan Solard; Walter Paulson; Rev. Gary Manns; Chris Jackson, SF Labor Council; George Jones.

**8. 100004 [Sunset Reservoir Solar Project First Source Hiring Agreement]****Sponsor: Mar**

Hearing to discuss compliance with the First Source Hiring Agreement for the Sunset Reservoir Solar Project.

4/27/10; RECEIVED AND ASSIGNED to the Land Use and Economic Development Committee.

## 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 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.*

#### **100188**

#### **[Zoning – 1800 Market Street Community Center Project Special Use District]**

##### **Sponsor: Dufty**

Ordinance amending the San Francisco Planning Code by adding Section 787 to establish the 1800 Market Street Community Center Project Special Use District for property located at 1800 Market Street (Lot No. 014, Assessor's Block No. 871), located at the northwest corner of Market Street and Octavia Boulevard; amending Sheet No. SU07 of the Zoning Map of the City and County of San Francisco to reflect this new Special Use District; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.

4/27/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

4/29/10; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; and the Planning Commission for public hearing and recommendation.

#### **100434**

#### **[Castro Street Neighborhood Commercial District – Conditional Use Requirements for Restaurants and Self-Service Specialty Food Establishments]**

##### **Sponsor: Dufty**

Ordinance amending the San Francisco Planning Code by amending Section 715.1 and Sections 715.42, 715.43, 715.44, and 715.69A of the Zoning Control Table to allow new full-service and small self-service restaurants with a conditional use authorization, to permit self-service specialty food establishments as of right, and to prohibit all large fast food establishments; adopting findings, including environmental findings; amending Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

4/6/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

4/9/10; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; to the Planning Commission for public hearing and recommendation; and the Small Business Commission for comment and recommendation.

4/15/10; RESPONSE RECEIVED. Not a project per CEQA Guidelines Sections 15060(c)(3) and 15378.

**100495**      **[California Environmental Quality Act Appeals of Certain Environmental Determinations and Providing Public Notice]**

**Sponsor: Alioto-Pier**

Ordinance amending Administrative Code Chapter 31 to provide for appeals to the Board of Supervisors of environmental decisions and determinations under the California Environmental Quality Act, and providing public notice of such decisions and environmental documents.

4/20/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

4/27/10; REFERRED TO DEPARTMENT. Referred to the Planning Department for review and recommendation.

5/4/10; RESPONSE RECEIVED. Not a project per CEQA Guidelines Section 15060(c)(2).

**100530**      **[Delivery Service for Large Retail Uses Within the Ocean Avenue Neighborhood Commercial Transit District]**

**Sponsors: Elsbernd; Avalos**

Ordinance amending the San Francisco Planning Code by amending Section 151.1 to exclude large retail uses within the Ocean Avenue Neighborhood Commercial Transit District from the requirement to provide delivery or shuttle services when such uses receive conditional use authorization to provide a greater number of off-street parking spaces.

5/4/10; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

## 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.sfbos.org/meetings](http://www.sfbos.org/meetings)

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.

**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 and the Committee Room 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, 5, 21, 47, 49, 71, 71L, J, K, L, M, N, T (exit at Van Ness Station). MUNI bus lines also serving the area are the 6, 7, and 9 San Bruno. 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, by phone at (415) 554-7724, by fax at (415) 554-7854 or by email at [sotf@sfgov.org](mailto: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 [www.sfgov.org/ethics](http://www.sfgov.org/ethics)

### **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 1 Dr. Carlton B. Goodlett Place, City Hall, Room 244, Reception Desk on the Friday preceding a regularly scheduled Board meeting.