



# City and County of San Francisco

## Meeting Agenda

### Land Use and Economic Development Committee

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

*Members: Scott Wiener, Jane Kim, Malia Cohen*

*Clerk: Andrea Ausberry (415) 554-4442*

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Monday, January 26, 2015

1:30 PM

City Hall, Committee Room 263

### Regular Meeting

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## AGENDA CHANGES

## REGULAR AGENDA

1. [141210](#) **[Planning and Administrative Codes - Definition and Controls for Homeless Shelters to Comply with State Law]**

**Sponsor: Mayor**

Ordinance amending the Planning Code to define Homeless Shelter and to establish zoning, open space, and parking policies for this use in compliance with California Government Code requirements; amending the Administrative Code to require contracts between the City and shelter operators to contain operational standards; affirming the Planning Department's California Environmental Quality Act determination; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

11/25/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

12/15/14; REFERRED TO DEPARTMENT.

12/16/14; RESPONSE RECEIVED.

*The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on January 27, 2015.*

2. [141253](#) **[Planning Code - Consolidate Definitions, Reorganize Article 2, and Make Other Nonsubstantive Changes to Update, Clarify, and Simplify Code Language]**  
**Sponsor: Wiener**  
Ordinance amending the Planning Code to consolidate definitions into Section 102, reorganize Article 2 to create Zoning Control Tables, and make nonsubstantive changes to various sections in Articles 1, 2, 3, 4, 6, 7, and 8, in order to update, clarify, and simplify Code language; affirming the Planning Department's California Environmental Quality Act determination; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.
- 12/1/14; RECEIVED FROM DEPARTMENT.
- 12/16/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.
- 1/13/15; SUBSTITUTED AND ASSIGNED to the Land Use and Economic Development Committee.
- 1/16/15; REFERRED TO DEPARTMENT.
3. [141237](#) **[Planning Code - Procedure for Requesting Modification of Code Requirements or Planning Department Practices and Procedures to Accommodate a Disability]**  
**Sponsor: Wiener**  
Ordinance amending the Planning Code to establish a process for making and acting upon requests for reasonable modification of a Planning Code requirement or a Department policy, practice, or procedure to accommodate a disability pursuant to federal and state fair housing laws; and affirming the Planning Department's California Environmental Quality Act determination and making findings of consistency with the City's General Plan, and the eight priority policies of Planning Code, Section 101.1.
- 11/25/14; RECEIVED FROM DEPARTMENT.
- 12/9/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.
- 12/31/14; REFERRED TO DEPARTMENT.
- 1/9/15; REFERRED TO DEPARTMENT.
4. [141264](#) **[General Plan Amendments - Urban Forest Plan (Phase 1: Street Trees)]**  
**Sponsor: Wiener**  
Ordinance amending the General Plan by amending Policy 3.6 of the Recreation and Open Space Element to reflect the adoption by reference of the Urban Forest Plan (Phase 1: Street Trees); 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.
- 12/9/14; RECEIVED FROM DEPARTMENT.
- 12/16/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.
- 1/16/15; REFERRED TO DEPARTMENT.
- 1/16/15; NOTICED.

5. [110548](#) **[Planning Code - Zoning Map - Signs, Awnings, Canopies, and Marquees]**  
**Sponsor: Wiener**

Ordinance amending the Planning Code to consolidate the definitions and controls for awnings, canopies, and marquees into a single section and revise the controls for certain zoning districts; require a Business Sign to be removed or brought into conformity with the Code when the business ceases operation, moves, or a new building is constructed; prohibit the relocation of General Advertising Signs into the Van Ness corridor and specified Neighborhood Commercial Districts; and add The Embarcadero to the list of Scenic Streets where General Advertising Signs are prohibited; amending the Zoning Map to conform with the Code amendments; affirming the Planning Department's California Environmental Quality Act determination; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

5/3/11; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

5/12/11; REFERRED TO DEPARTMENT.

8/25/11; RESPONSE RECEIVED.

10/13/11; RESPONSE RECEIVED.

4/9/12; RESPONSE RECEIVED.

5/31/12; RESPONSE RECEIVED.

9/6/12; REMAIN ACTIVE.

10/22/12; DUPLICATED AND AMENDED.

10/22/12; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

5/9/13; REMAIN ACTIVE.

10/29/13; REMAIN ACTIVE.

6/2/14; REMAIN ACTIVE.

6/24/14; SUBSTITUTED AND ASSIGNED to the Land Use and Economic Development Committee.

7/16/14; REFERRED TO DEPARTMENT.

7/25/14; RESPONSE RECEIVED.

11/25/14; SUBSTITUTED AND ASSIGNED to the Land Use and Economic Development Committee.

12/12/14; REFERRED TO DEPARTMENT.

12/18/14; RESPONSE RECEIVED.

1/13/15; SUBSTITUTED AND ASSIGNED to the Land Use and Economic Development Committee.

1/16/15; NOTICED.

1/20/15; REFERRED TO DEPARTMENT.

6. [140876](#) **[Planning Code - Office Conversion Controls In Landmark Buildings]**  
**Sponsor: Cohen**  
Ordinance amending the Planning Code to place vertical controls on the conversion of designated landmark buildings to office use in PDR-1-D and PDR-1-G Districts; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.
- 7/29/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.
- 8/13/14; REFERRED TO DEPARTMENT.
- 9/9/14; RESPONSE RECEIVED.
- 10/9/14; RESPONSE RECEIVED.
7. [150003](#) **[Planning Code - Zoning Map Amendment - 1600-1612 Cortland Avenue]**  
**Sponsor: Campos**  
Ordinance amending the Zoning Map to rezone a parcel located at 1600-1612 Cortland Avenue from Heavy Commercial and Industrial Protection Zone Special Use District to Production Distribution and Repair - General; and making environmental findings pursuant to the California Environmental Quality Act, Planning Code, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.
- 12/11/14; RECEIVED FROM DEPARTMENT.
- 1/7/15; ASSIGNED to the Land Use and Economic Development Committee.
- 1/16/15; REFERRED TO DEPARTMENT.
- 1/16/15; REFERRED TO DEPARTMENT.
- 1/16/15; REFERRED TO DEPARTMENT.
- 1/16/15; NOTICED.

## ADJOURNMENT

*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

*NOTE: The following legislation will not be considered at this meeting. Board Rule 3.22 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.*

### **150002**

#### **[Planning Code - Landmark Designation - 182-198 Gough Street (aka the R. L. Goldberg Building)]**

**Sponsor: Breed**

Ordinance designating 182-198 Gough Street (aka the R. L. Goldberg Building), Assessor's Block No. 0837, Lot No. 014, as a Landmark under Planning Code, Article 10; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

12/22/14; RECEIVED FROM DEPARTMENT.

1/7/15; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

1/16/15; REFERRED TO DEPARTMENT.

1/16/15; REFERRED TO DEPARTMENT.

### **150017**

#### **[Planning Code - Castro Street Neighborhood Commercial District, 24th Street-Noe Valley Neighborhood Commercial District, and Upper Market Street Neighborhood Commercial Transit District]**

**Sponsor: Wiener**

Ordinance amending the Planning Code to require that certain uses obtain conditional use authorization in the Castro Street Neighborhood Commercial District, the 24 Street-Noe Valley Neighborhood Commercial District, and the Upper Market Neighborhood Transit District; 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.

1/7/15; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

1/16/15; REFERRED TO DEPARTMENT.

1/16/15; REFERRED TO DEPARTMENT.

1/16/15; REFERRED TO DEPARTMENT.

**150028 [Administrative, Planning Codes - Suspension of Ordinance No. 218-14 - Regulation of Short-Term Residential Rentals]****Sponsor: Campos**

Ordinance amending the Administrative and Planning Codes to suspend Ordinance No. 218-14, which provided an exception for permanent residents to the prohibition on short-term residential rentals under certain conditions, created procedures, including a registry administered by the Planning Department, for tracking short-term residential rentals and compliance, established an application fee for the registry, and clarified that short-term residential rentals shall not change a unit's type as residential, but provide that Ordinance No. 218-14 will become operative again 30 days after the Treasurer/Tax Collector certifies that all short-term residential rental hosting platforms have remitted all Transient Occupancy Taxes that are due and payable; 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.

1/13/15; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

**150029 [Planning Code - City Housing Balance Monitoring and Reporting]****Sponsor: Kim**

Ordinance amending the Planning Code to require the Planning Department to monitor the balance between new market rate housing and new affordable housing, and publish a bi-annual Housing Balance Report; requiring an annual hearing at the Board of Supervisors on strategies for achieving and maintaining the required housing balance in accordance with San Francisco's housing production goals; and making environmental findings, Planning Code, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

1/13/15; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

### 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 City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, Reception Desk.

### 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 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) bringing in or displaying signs in the meeting room; and 4) standing in the meeting room.

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

**IMPORTANT INFORMATION:** The public is encouraged to testify at Committee meetings. 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. Written communications should be submitted to the Clerk of the Board, Clerk of a Committee or its members: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications which are not received prior to the hearing may be delivered to the Clerk of the Committee at the hearing and you are encouraged to bring enough copies for distribution.

**LAPTOP COMPUTER FOR PRESENTATIONS:** Contact City Hall Media Services at (415) 554-7490 to coordinate the use of the laptop computer for presentations. Presenters should arrive 30 minutes prior to the meeting to test their presentations on the computer.

**AGENDA PACKET:** Available for review in Clerk's Office, Room 244, City Hall, 1 Dr. Carlton B Goodlett Place, or on the internet at <http://www.sfbos.org/meetings>. Meetings are cablecast on SFGovTV, the Government Channel 26. Meetings are broadcast live on KPOO 89.5 FM. For DVD copies and scheduling call (415) 554-4188.

**LANGUAGE INTERPRETERS:** Requests must be received at least 48 hours in advance of the meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184. **AVISO EN ESPAÑOL:** La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702. **Paunawa:** Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

**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 (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 SFGovTV, the Government Channel 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 Wilson Ng at (415) 554-5184 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, J, K, L, M, N, T (exit at Civic Center or Van Ness Stations). MUNI bus lines also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. 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; phone at (415) 554-7724; 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 <http://www.sfgov.org/ethics>