



# City and County of San Francisco

## Meeting Minutes

### 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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**Present:** 2 - Scott Wiener, and Malia Cohen

**Excused:** 1 - Jane Kim

## MEETING CONVENED

*The meeting convened at 1:41 p.m.*

**Supervisor Wiener moved to excuse Supervisor Kim from the January 26, 2015, Land Use and Economic Development Committee Meeting. The motion carried by the following vote:**

Ayes: 2 - Wiener, Cohen

Excused: 1 - Kim

## REGULAR AGENDA

**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 Land Use and Economic Development Committee, expires on 12/24/2014.

12/15/14; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission for public hearing and recommendation; Housing Opportunity, Partnership and Engagement, Human Services Agency, Department of Public Health, Police Department, Public Works for informational purposes.

12/16/14; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2)

*Heard in Committee. Speakers: Kimia Haddadan (Planning Department); Bevan Dufty, Director (HOPE); Jon Givner, Deputy City Attorney (Office of City Attorney); presented information concerning the matter and answered questions raised throughout the hearing. Dell Semore (Local Homeless Coordination Committee); Jeff Kositsky (Hamilton Family Center); Tom Radulovich (Livable City); spoke in support of the proposed legislation.*

**RECOMMENDED AS COMMITTEE REPORT by the following vote:**

Ayes: 2 - Wiener, Cohen

Excused: 1 - Kim

**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.

12/01/14; RECEIVED FROM DEPARTMENT.

12/16/14; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 1/15/2014.

01/13/15; SUBSTITUTED AND ASSIGNED to Land Use and Economic Development Committee.

01/16/15; REFERRED TO DEPARTMENT. Referred to the Department of the Environment, Department of Public Health, Public Works, Office of the Assessor-Recorder, Port of San Francisco, and Entertainment Commission for informational purposes.

*Heard in Committee. Speakers: Aaron Starr (Planning Department); presented information concerning the matter and answered questions raised throughout the hearing. Tom Radulovich (Livable City); spoke in support of the proposed legislation.*

**AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE by the following vote:**

Ayes: 2 - Wiener, Cohen

Excused: 1 - Kim

**RECOMMENDED AS AMENDED by the following vote:**

Ayes: 2 - Wiener, Cohen  
Excused: 1 - Kim

**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.

12/09/14; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 1/8/2015.

12/31/14; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review, Planning Commission for public hearing and recommendation and Department of Building Inspection for informational purposes.

01/09/15; REFERRED TO DEPARTMENT. Referred to the Mayor's Office on Disability for informational purposes.

*Heard in Committee. Speakers: Menaka Mohan (Planning Department); Carla Johnson (Mayor's Office on Disability); presented information concerning the matter and answered questions raised throughout the hearing.*

**RECOMMENDED by the following vote:**

Ayes: 2 - Wiener, Cohen  
Excused: 1 - Kim

**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.

12/09/14; RECEIVED FROM DEPARTMENT.

12/16/14; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 1/15/2015.

01/16/15; NOTICED.

01/16/15; REFERRED TO DEPARTMENT. Referred to the Planning Commission, Recreation and Parks Department, and Department of the Environment for informational purposes.

*Heard in Committee. Speakers: John Swae (Planning Department); Carla Short (Public Works); Carla Johnson (Mayor's Office on Disability); presented information concerning the matter and answered questions raised throughout the hearing. Dan Flanagan, John Braslaw, Doug Wildman, Phillip Pierce, Gordon Matassa, and Laura Tam (Friends of the Urban Forest); Marc Christensen (Merced Extension Triangle); Tom Radulovich (Livable City); Sonja O'Claire (Presidio Graduate School); spoke in support of the proposed legislation.*

**RECOMMENDED by the following vote:**

Ayes: 2 - Wiener, Cohen

Excused: 1 - Kim

**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.

05/03/11; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 6/2/2011.

05/12/11; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission for public hearing and recommendation; and Small Business Commission for review and recommendation.

08/25/11; RESPONSE RECEIVED. General Rule Exclusion, State CEQA Guidelines, Section 15061(b)(3).

10/13/11; RESPONSE RECEIVED. 10/3/2011 - The Small Business Commission voted 5-1 to recommend selected portions of the proposed legislation.

04/09/12; RESPONSE RECEIVED. 3/1/2012 - The Planning Commission held a public hearing and recommended approval with modifications; Resolution No. 18553.

05/31/12; RESPONSE RECEIVED. 5/3/2012 & 5/17/2012 - The Planning Commission held public hearings and recommended approval with modifications; Resolution Nos. 18615 & 18626.

09/06/12; REMAIN ACTIVE. Supervisor Chiu requested this matter remain active for an additional six months; 3/6/2013.

10/22/12; DUPLICATED AND AMENDED. Heard in Committee. Speakers: Supervisor David Campos (Board of Supervisors); presented information concerning the matter and answered questions raised throughout the hearing. Male Speaker; spoke in support of the hearing matter.

(Duplicate File No. 121033)

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

05/09/13; REMAIN ACTIVE. Supervisor Chiu requested this matter remain active for an additional six months; 11/9/2013.

10/29/13; REMAIN ACTIVE. Supervisor Chiu requested this matter remain active for an additional six months; 5/9/2014.

06/02/14; REMAIN ACTIVE. Supervisor Chiu requested this matter remain active for an additional six months; 12/10/14.

06/24/14; SUBSTITUTED AND ASSIGNED to Land Use and Economic Development Committee.

07/16/14; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review, Planning Commission for public hearing and recommendation and Small Business Commission for comment and recommendation.

07/25/14; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines.

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

12/12/14; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review, Planning Commission for public hearing and recommendation and Small Business Commission for comment

and recommendation.

12/18/14; RESPONSE RECEIVED. Not defined as a project under CEQA Sections 15378 and 15060(c)(2).

01/13/15; SUBSTITUTED AND ASSIGNED to Land Use and Economic Development Committee.

01/16/15; NOTICED.

01/20/15; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission for public hearing and recommendation; and Small Business Commission for comment and recommendation.

01/23/15; RESPONSE RECEIVED. Not defined as a project under CEQA Sections 15378 and 15060(c)(2).

*Heard in Committee. Speakers: Aaron Starr (Planning Department); presented information concerning the matter and answered questions raised throughout the hearing. Tom Radulovich (Livable City); spoke in opposition to the proposed legislation.*

**AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE by the following vote:**

Ayes: 2 - Wiener, Cohen

Excused: 1 - Kim

**RECOMMENDED AS AMENDED by the following vote:**

Ayes: 2 - Wiener, Cohen

Excused: 1 - Kim

## **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.

07/29/14; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 8/28/2014.

08/13/14; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review and Planning Commission for public hearing and recommendation.

09/09/14; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2).

10/09/14; RESPONSE RECEIVED. Recommendation: Approval with Modifications

*Heard in Committee. Speaker: Steve Wertheim. (Planning Department); presented information concerning the matter and answered questions raised throughout the hearing.*

**AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE by the following vote:**

Ayes: 2 - Wiener, Cohen

Excused: 1 - Kim

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; to require that projects seeking office space in landmark buildings in PDR-1-D and PDR-1-G Districts receive a conditional use authorization from the Planning Commission; to establish requirements for those projects to receive conditional use authorization; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

**CONTINUED to February 2, 2015, AS AMENDED by the following vote:**

Ayes: 2 - Wiener, Cohen

Excused: 1 - Kim

**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.

01/07/15; ASSIGNED to Land Use and Economic Development Committee. President Breed waived the 30-Day Rule on 1/13/15.

01/16/15; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

01/16/15; REFERRED TO DEPARTMENT. Referred to the Planning Commission for review and comment.

01/16/15; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for comment and recommendation.

01/16/15; NOTICED.

01/23/15; RESPONSE RECEIVED. Not defined as a project under CEQA Sections 15378 and 15060(c)(2).

*Heard in Committee. Speaker: Aaron Starr (Planning Department); presented information concerning the matter and answered questions raised throughout the hearing.*

**RECOMMENDED by the following vote:**

Ayes: 2 - Wiener, Cohen

Excused: 1 - 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 Economic Development Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.*