



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

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**Monday, December 14, 2015**

**1:30 PM**

**City Hall, Legislative Chamber, Room 250**

**Regular Meeting**

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

*The Land Use and Transportation Committee met in regular session on Monday, December 14, 2015, with Chair Malia Cohen presiding.*

**ROLL CALL AND ANNOUNCEMENTS**

*Chair Cohen called the meeting to order at 1:36 p.m. On the call of the roll, Chair Cohen, Vice Chair Wiener, and Member Kim were noted present. There was a quorum.*

**AGENDA CHANGES**

*There were no agenda changes.*

## REGULAR AGENDA

### **151260 [Multifamily Housing Revenue Bonds - Alice Griffith Phase 3A Apartments Project - Not to Exceed \$31,500,000]**

**Sponsor: Cohen**

Resolution authorizing the issuance, sale and delivery of multifamily housing revenue bonds in an aggregate principal amount not to exceed \$31,500,000 for the purpose of providing financing for the acquisition and construction of a 82-unit multifamily rental housing project known as Alice Griffith Phase 3A Apartments Project; approving the form of and authorizing the execution of a trust indenture providing the terms and conditions of the bonds; approving the form of and authorizing the execution of a regulatory agreement and declaration of restrictive covenants; approving the form of and authorizing the execution of a loan agreement; authorizing the collection of certain fees; approving modifications, changes and additions to the documents; ratifying and approving any action heretofore taken in connection with the bonds and the project, as defined herein; granting general authority to City officials to take actions necessary to implement this Resolution, as defined herein; and related matters.

12/08/15; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

*Heard in Committee. Speakers: Elizabeth Collomello (Office of Community Investment and Infrastructure); presented information and answered questions raised throughout the discussion. Ace Washington; spoke in opposition to the hearing matter.*

**Chair Cohen, seconded by Member Kim, moved that this Resolution be RECOMMENDED. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Kim

### **151198 [Interim Zoning Controls Six-Month Extension - Formula Retail Uses in the Castro Street Neighborhood Commercial District]**

**Sponsor: Wiener**

Resolution extending, for an additional six-month period, interim zoning controls in the Castro Street Neighborhood Commercial District to require a Conditional Use authorization under Planning Code, Section 303.1, for a proposed use that has been determined to be Formula Retail, even if a project sponsor subsequently removes one or more distinguishing Formula Retail Use features from the project proposal; and affirming the Planning Department's determination under the California Environmental Quality Act.

11/17/15; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

11/25/15; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; and Small Business Commission for review and recommendation.

12/04/15; NOTICED. 10-Day Publish, Mail and Post Notice for 12/14/2015 Land Use and Transportation Committee hearing, pursuant to Planning Code Section 306.7(g).

12/08/15; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

*Heard in Committee. Speakers: Ryan Patterson (Zacks & Freedman); David Leuth; spoke in opposition to the hearing matter.*

**Vice Chair Wiener, seconded by Member Kim, moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Kim

**150456 [Planning Code - Measurement of Rooftop Appurtenances and Infill Spaces for Noncomplying Structures in C-3 Zoning Districts]****Sponsor: Mayor**

Ordinance amending the Planning Code, by adding a new Subsection 188(g), to modify the measurement methodology for rooftop appurtenances and create a process to authorize certain types of infill floor area in existing structures, located in a C-3 (Downtown Commercial) Zoning District, which exceed the current height limit; affirming the Planning Department's California Environmental Quality Act determination; and making findings of consistency with the General Plan, Planning Code, Section 302, and the eight priority policies of Planning Code, Section 101.1.

05/05/15; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/4/2015.

05/13/15; REFERRED TO DEPARTMENT. Referred to Planning Department of environmental review; and Planning Commission for hearing and recommendation.

05/15/15; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

07/24/15; RESPONSE RECEIVED. 7/23/2015 - The Planning Commission conducted a public hearing and recommended approval with modifications.

10/26/15; CONTINUED. Heard in Committee. Speakers: Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Jim Abrams; spoke in support of the hearing matter. Sue Hestor; spoke in opposition to the hearing matter. Caroline Guibert (Coblentz Patch Duffy & Bass LLP); spoke neither in support nor against the hearing matter.

Continued to the Land Use and Transportation Committee meeting of November 16, 2015.

11/16/15; CONTINUED. Heard in Committee. Speaker: Aaron Starr (Planning Department); presented information and answered questions raised throughout the hearing.

*Speakers: Sylvia Johnson; spoke neither in support nor against the hearing matter.*

**Member Kim, seconded by Vice Chair Wiener, moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting on January 25, 2016. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Kim

## ADJOURNMENT

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 1:55 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.*