



**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, Aaron Peskin*

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

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Monday, February 29, 2016

1:30 PM

City Hall, Legislative Chamber, Room 250

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**Regular Meeting**

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**Present:** 3 - Malia Cohen, Scott Wiener, and Aaron Peskin

*The Land Use and Transportation Committee met in regular session on Monday, February 29, 2016, with Chair Malia Cohen presiding.*

## **ROLL CALL AND ANNOUNCEMENTS**

*Chair Cohen called the meeting to order at 1:34 p.m. On the call of the roll, Chair Cohen, Vice Chair Wiener, and Member Peskin were noted present. There was a quorum.*

## **AGENDA CHANGES**

*There were no agenda changes.*

## **REGULAR AGENDA**

*File Nos. 160105 and 160153 were heard together.*

### **160105 [Resolution of Intent - Street Vacation - Part of Chinese Hospital Improvements - James Alley]**

**Sponsors: Peskin; Mar**

Resolution declaring the intention of the Board of Supervisors to order the vacation of James Alley, generally bounded by Assessor's Block No. 0192 and Jackson Street, as part of improvements to the Chinese Hospital, subject to certain conditions; and setting the hearing date for all persons interested in the proposed vacation of said public right-of-way.

02/02/16; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

02/09/16; REFERRED TO DEPARTMENT. Referred to Public Works for informational purposes.

*Heard in Committee. Speakers: None.*

**Member Peskin moved that this Resolution be CONTINUED to the Land Use and Transportation Committee meeting of March 7, 2016. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Peskin

**160153 [Street Vacation - James Alley - Chinese Hospital Improvements]****Sponsor: Peskin**

Ordinance ordering the street vacation of James Alley, generally bounded by Assessor's Block No. 0192 and Jackson Street, as part of improvements to the Chinese Hospital; approving a quitclaim of the City's interest in the vacation area pursuant to the terms and conditions of a Purchase and Sale Agreement between the City and County of San Francisco, as seller, and Chinese Hospital Association, as buyer; reserving various easement rights in favor of third party utilities and private property owners; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this legislation are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

02/23/16; ASSIGNED to Land Use and Transportation Committee. 2/25/2016 - President Breed waived the 30-day hold on this ordinance pursuant to Board Rule 3.22.

*Heard in Committee. Speakers: None.*

**Member Peskin moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of March 7, 2016. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Peskin

**151013 [Urging the Board and Director of the Treasure Island Development Authority to Develop Recommendations to Establish 40% Affordable Housing on Treasure Island]****Sponsor: Kim**

Resolution urging the Board and Director of the Treasure Island Development Authority to develop a series of recommendations on how the City can utilize the formation of a Community Revitalization and Investment Authority, newly authorized by California State Assembly Bill 2, to increase the affordability of housing on Treasure Island to 40%.

10/06/15; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

10/13/15; REFERRED TO DEPARTMENT. Referred to the Treasure Island Development Authority, Mayor's Office of Housing and Community Development, and Office of Community Investment and Infrastructure for informational purposes.

01/25/16; CONTINUED. Heard in Committee. Speakers: None.

02/08/16; CONTINUED. Heard in Committee. Speakers: None.

*Heard in Committee. Speakers: Bob Beck (Treasure Island Development Authority (TIDA)); Supervisor Jane Kim (Board of Supervisors); Jeff Kositsky (Board of Directors, Treasure Island Development Authority); provided an overview and responded to questions raised throughout the discussion. Lauren Kahn (HealthRight 360); Sherry Williams (Treasure Island Homeless Development Initiative); Dave Lopez (Sword to Plowshares); David Schnor (Community Housing Partnership); Nella Goncalves (TIHDI/Catholic Charities); Amando Valdez; Paul Grumer; Deana Conda; spoke in support of the matter. John Everly; spoke neither in support nor opposition on the matter.*

**Vice Chair Wiener moved that this Resolution be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Peskin

**151084 [Planning Code - Upper Market Street Neighborhood Commercial Transit District; Second Floor Bars]****Sponsor: Wiener**

Ordinance amending the Planning Code to allow an existing bar on the ground floor in the Upper Market Street Neighborhood Commercial Transit District to expand to the second floor under specified circumstances with a Conditional Use authorization; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

10/20/15; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/19/2015.

10/27/15; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission for public hearing and recommendation (per Planning Code, Section 302(b)); and Small Business Commission for review and recommendation.

11/23/15; 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.

01/19/16; REMAIN ACTIVE. 1/12/2016 - The Board of Supervisors adopted Resolution No. 3-16 (File No. 151289), and the Mayor approved on 1/19/2016, extending the Planning Commission's review time by 45 days; until 3/11/2016.

02/11/16; RESPONSE RECEIVED. 2/4/2016 - The Planning Commission held a public hearing and recommended approval; Resolution No. 19556.

*Heard in Committee. Speaker: Aaron Starr (Planning Department); provided an overview and responded to questions raised throughout the discussion.*

**Vice Chair Wiener moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Peskin

**160185 [Planning, Building Codes - Conditional Use Required to Remove Any Residential Unit; Mandatory Legalization of Unauthorized Units]****Sponsor: Avalos**

Ordinance amending the Planning Code to require Conditional Use authorization for the removal of any residential unit (whether authorized or unauthorized) and to exempt from the Conditional Use application requirement unauthorized units where there is no legal path for legalization, residential units that have received prior Planning approval, and single-family homes that are demonstrably unaffordable or unsound; amending the Building Code to require that notices of violation order the filing of an application to legalize an unauthorized unit unless infeasible under the Building Code, the Planning Commission approves its removal, or a serious and imminent hazard exists on the property; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, Planning Code, Section 302, and the eight priority policies of Planning Code, Section 101.1.

(Economic Impact)

02/22/16; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Duplicated from File No. 160115.

Heard in Committee. Speakers: Supervisor John Avalos (Board of Supervisors); Jon Givner (Office of the City Attorney); Aaron Starr (Planning Department); William Strawn (Department of Building Inspection); presented information and answered questions raised throughout the discussion. Tom Radulovich (Livable City); Lindsay Gauthier (Dance Ground Keriac); Robyn Drisdell; Janan New (San Francisco Apartment Association); John Rodriguez; spoke in support of the hearing matter. Alex Ku; Meina Young, Kuan Chang, Christy Tam, and Noni Richen (Small Property Owners of San Francisco); Ryan Patterson (Zacks & Freedman, P.C.); Male Speaker; spoke in opposition to the hearing matter.

Vice Chair Wiener moved that this Ordinance be AMENDED to change the imposition of a 'conditional use requirement' to a 'discretionary review requirement.' Before the vote was taken, Vice Chair Wiener withdrew this motion.

02/22/16; CONTINUED AS AMENDED.

02/22/16; DUPLICATED. Duplicated from File No. 160115.

*Heard in Committee. Speakers: Supervisor John Avalos (Board of Supervisors); Jon Givner (Office of the City Attorney); provided an overview and responded to questions raised throughout the discussion.*

*Vice Chair Wiener requested that the matter be referred to the Planning Commission for an additional public hearing.*

**Vice Chair Wiener moved that this Ordinance be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Peskin

**150766 [Hearing - Student Housing Needs and Production]****Sponsor: Wiener**

Hearing to review student housing needs and production, including number of full-time students in the City, and projections for future enrollment, number of student housing units currently available, catalogue of new student housing projects in the pipeline, challenges that affect the production of student housing, and recommendations on process and legislative improvements; and requesting the Planning Department to report.

07/14/15; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

07/21/15; REFERRED TO DEPARTMENT. Referred to Youth Commission for hearing and recommendation; Mayor's Office of Housing and Community Development; Rent Board; Housing Opportunity, Partnership and Engagement; and Planning Department for informational purposes.

*Heard in Committee. Speakers: AnMarie Rodgers (Planning Department); Claire Simeone (UC San Francisco); David Seward (Hasting College of Law); Dr. Luoluo Hong and Dr. Thomas Lollini (San Francisco State University); David Meckel (California College of the Arts); provided an overview and responded to questions raised throughout the discussion. DeeDee Workman (San Francisco Chamber of Commerce); Song Eric; Samuel Chang; Vincent Moita; Tim Colen; Patrick Kennedy; Kassy Asberry; Sue Hester; Tom Jones; spoke on various concerns relating to the hearing matter.*

**Vice Chair Wiener moved that this Hearing be HEARD AND FILED. The motion carried by the following vote:**

Ayes: 3 - Cohen, Wiener, Peskin

**ADJOURNMENT**

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 4:19 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.*