



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: Mark Farrell, Aaron Peskin, Katy Tang

Clerk: Alisa Somera (415) 554-7711

Monday, March 6, 2017

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Mark Farrell, Aaron Peskin, and Katy Tang

The Land Use and Transportation Committee met in regular session on Monday, March 6, 2017, with Chair Mark Farrell presiding.

ROLL CALL AND ANNOUNCEMENTS

Chair Farrell called the meeting to order at 1:31 p.m. On the call of the roll, Chair Farrell, Vice Chair Peskin and Member Tang were noted present. There was a quorum.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

140877 [Planning Code - Downtown Support Special Use District; Fees in Lieu of On-Site Open Space]**Sponsor: Kim**

Ordinance amending the Downtown Support Special Use District to authorize a monetary contribution (in lieu fee) to satisfy required on-site open space requirements, exclude certain features from floor area ratio and gross floor area calculations, and dedicate the monetary contribution for lighting and safety improvements at Victoria Manolo Draves Park; 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.

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

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

09/24/14; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15080(c)(2)

11/07/14; REMAIN ACTIVE. On 10/28/2014, the Board of Supervisors adopted, and on 11/7/2014 the Mayor approved, Resolution No. 408-14, extending the Planning Commission's review period for an additional 90 days; until 2/14/2015.

02/20/15; REMAIN ACTIVE. On 2/10/2015, the Board of Supervisors adopted, and on 2/20/2015 the Mayor approved, Resolution No. 44-15, extending the Planning Commission's review period for an additional 90 days; until 5/14/2015.

04/10/15; REMAIN ACTIVE. Supervisor Kim requested this matter remain active for an additional six months; 10/2/15

10/16/15; REMAIN ACTIVE. Supervisor Kim requested this matter remain active for an additional six months; 4/2/2016. The sponsor and Planning Department were informed that the matter is outside of the 90 days the Planning Commission has to provide a recommendation.

09/27/16; REMAIN ACTIVE. Supervisor Kim requested that this matter remain open for an additional six months; 3/27/2017

10/04/16; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Kim submitted a substitute version bearing new title.

10/13/16; REFERRED TO DEPARTMENT. Re-referred substitute (Version 2) to Small Business Commission for comment and recommendation; Planning Department for environmental review; Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b).

10/20/16; RESPONSE RECEIVED. Not defined as a project under CEQA Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

11/29/16; RESPONSE RECEIVED. 11/17/2016 - The Planning Commission held a public hearing and recommended approval with modifications; Resolution No. 19779.

12/02/16; NOTICED. First 10-Day Fee Ad for the 12/12/2016 Land Use and Transportation Committee hearing published in the Examiner, pursuant to California Government Code Section 6062(a).

12/06/16; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Kim submitted a substitute legislation bearing the same title.

12/07/16; NOTICED. Second 10-Day Fee Ad for the 12/12/2016 Land Use and Transportation Committee hearing published in the Examiner, pursuant to California Government Code Section 6062(a).

12/12/16; CONTINUED TO CALL OF THE CHAIR. Heard in Committee: Speakers: Aaron Starr (Planning Department); Supervisor Jane Kim (Board of Supervisors); Larry Badiner, Ms. Johnson and John Maass (InterContinental Hotel, Project Sponsor); provided an overview and responded to questions raised

throughout the discussion. Female Speaker; spoke neither in support nor opposition on the matter.

02/24/17; NOTICED. First 10-Day Fee Ad for the 3/6/2017 Land Use and Transportation Committee hearing published in the Examiner, pursuant to California Government Code Section 6062(a).

03/02/17; NOTICED. Second 10-Day Fee Ad for the 3/6/2017 Land Use and Transportation Committee hearing published in the Examiner, pursuant to California Government Code Section 6062(a).

Heard in Committee. Speakers: None.

Member Tang, seconded by Vice Chair Peskin, moved that this Ordinance be CONTINUED to March 20, 2017, Land Use and Transportation Committee meeting. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

170002 [General Plan Amendment - Commerce and Industry Element; Guidelines for Eating and Drinking Establishments]

Ordinance amending the Commerce and Industry Element of the General Plan to update the guidelines regarding overconcentration of Eating and Drinking Establishments in a single area; 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. (Planning Commission)
(Supervisor Peskin dissented in Committee.)

12/22/16; RECEIVED FROM DEPARTMENT.

01/10/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/9/2017.

01/17/17; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; to Small Business Commission for comment and recommendation; and to Office of Economic and Workforce Development and Office of Community Investment and Infrastructure for informational purposes.

01/19/17; RESPONSE RECEIVED. Not defined as a project under CEQA Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

02/24/17; NOTICED. 10-Day Notice for 3/6/2017 Land Use and Transportation Committee hearing published in the Examiner and posted (no mailing required per Planning email), pursuant to Government Code Section 65090 et seq.

03/03/17; RESPONSE RECEIVED. 2/27/2017 - The Small Business Commission voted (6-0, 1 absent) to recommend approval of the proposed legislation.

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

Member Tang, seconded by Chair Farrell, moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 2 - Farrell, Tang

Noes: 1 - Peskin

170028 [Planning Code, Zoning Map - Calle 24 Special Use District]**Sponsors: Mayor; Ronen**

Ordinance amending the Planning Code to create the Calle 24 Special Use District, and revising the Zoning Map to reflect the Calle 24 Special Use District generally bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, and Capp Street, as well as 24th Street to Bartlett Street, and as more specifically defined in this Ordinance; 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.

01/10/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/9/2017.

01/17/17; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; to Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b); to Small Business Commission for comment and recommendation; and to Office of Economic and Workforce Development for informational purposes.

02/02/17; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15060(c)(2) because it does not result in a physical change in the environment.

02/07/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee.

02/16/17; REFERRED TO DEPARTMENT. Referred substitute legislation (version 2) to Planning Department for environmental review; to Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b); to Small Business Commission for comment and recommendation; and to Office of Economic and Workforce Development for informational purposes.

02/21/17; RESPONSE RECEIVED. 2/9/2017 - The Planning Commission held a public hearing and recommended approval of the proposed legislation with modifications; Resolution No. 19851.

02/24/17; NOTICED. 10-Day Notice for 3/6/2017 Land Use and Transportation Committee hearing published in the Examiner, pursuant to Government Code Sections 65856 & 65090.

03/03/17; RESPONSE RECEIVED. 2/13/2017 - The Small Business Commission voted (6-0, 1 absent) to recommend approval of the proposed legislation.

Heard in Committee. Speakers: Supervisor Hillary Ronen (Board of Supervisors); Diana Pance De Leon (Office of Economic and Work Force Development); Diego Sanchez (Planning Department); provided an overview and responded to questions raised throughout the discussion. Male Speaker; Male Speaker; Cabello Uzano; Rodrigo Duran; Jeff Buta; Scott Weaver (San Francisco Tenant Association); John Mendoza; Ruth Mahaney; Marie Sorenson; Eric Arsuello; Henry Karnilowicz (San Francisco Council of District Merchants); Peter Papadopolus; Mr. Garcia; spoke in support of the matter. Cory Smith (San Francisco Housing Association); spoke neither in support nor opposition on the matter.

Member Tang, seconded by Vice Chair Peskin, moved that this Ordinance be AMENDED, on Page 6, Line 9, to insert 'a' and on Page 6 Lines 16-17, to insert 'or any change in use from an existing Limited-Restaurant use to Restaurant use'. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

Memberr Tang, seconded by Vice Chair Peskin, moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:44 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.