



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, April 10, 2017

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

President London Breed appointed Supervisor Jeff Sheehy, in place of Supervisor Mark Farrell, to the Land Use and Transportation Committee for the meeting of April 10, 2017.

Present: 3 - Aaron Peskin, Katy Tang, and Jeff Sheehy

Excused: 1 - Mark Farrell

The Land Use and Transportation Committee met in regular session on Monday, April 10, 2017, with Vice Chair Peskin presiding.

ROLL CALL AND ANNOUNCEMENTS

Vice Chair Peskin called the meeting to order at 1:37 p.m. On the call of the roll, Vice Chair Peskin, Member Jeff Sheehy, and Member Tang were noted present. There was a quorum.

Supervisor Farrell Excused from Attendance

Member Tang moved that Supervisor Farrell be excused from attending the Land Use and Transportation Committee meeting of April 10, 2017. The motion carried by the following vote:

Ayes: 3 - Peskin, Tang, Sheehy

Excused: 1 - Farrell

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

151258 [Planning Code - Affordable Housing Requirement and Fee in Divisadero and Fillmore Neighborhood Commercial Transit Districts]**Sponsor: Breed**

Ordinance amending the Planning Code to require additional affordable housing or payment of a fee for certain sites that obtained higher residential development potential as a result of the rezoning of the Divisadero Street Neighborhood Commercial Transit District and the Fillmore Street Neighborhood Commercial Transit District in 2015; 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.

12/08/15; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee.

12/16/15; 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 Department of Building Inspection and Mayor's Office of Housing and Community Development for informational purposes.

01/25/16; RESPONSE RECEIVED. Not a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

02/04/16; REMAIN ACTIVE. 1/26/2016 - The Board of Supervisors adopted Resolution No. 25-16 (File No. 160029) extending the Planning Commission's review period by 30 days; 4/15/2016.

04/05/16; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee.

04/13/16; REFERRED TO DEPARTMENT. Re-referred substitute legislation (version 2) to the Planning Department for environmental review; Planning Commission for public hearing and recommendation (per Planning Code, Section 302(b)); Department of Building Inspection; Mayor's Office of Housing and Community Development; Office of Community Investment and Infrastructure for informational purposes.

04/15/16; 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.

06/28/16; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee.

07/06/16; 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.

07/06/16; 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 Department of Building Inspection and Mayor's Office of Housing and Community Development for informational purposes.

07/12/16; RESPONSE RECEIVED. 6/30/2016 - The Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting recommending the approval of the Ordinance with modifications.

07/12/16; RESPONSE RECEIVED. 6/30/2016 - The Planning Department noted that the proposed amendment are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

03/21/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Breed submitted a substitute Ordinance bearing the same title.

03/24/17; NOTICED. First 10-Day Fee Ad published in the Examiner, pursuant to Government Code Section 60623(a).

03/29/17; REFERRED TO DEPARTMENT. Re-referred substitute (Version 4) to the Planning Department for environmental review; Planning Commission for public hearing and recommendation (per Planning Code, Section 302(b)); and Department of Building Inspection, and Mayor's Office of Housing and Community Development for informational purposes.

03/30/17; NOTICED. Second 10-Day Fee Ad published in the Examiner, pursuant to Government Code

Section 60623(a).

04/03/17; CONTINUED. Heard in Committee. Speakers: President London Breed (Board of Supervisors); Aaron Starr (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Christian Einfeldt, Jenn, Renee Kurien, Norman Dabelman, and Shannon (Neighbors United); David Wu; Lorri Ledderman; Lisa Aubrey; Tony Robles (Senior Disability Action); Calvin Welsh; Dean Preston; Javier Mitchell; Clinton Mackins; Tess Morbard; spoke in opposition of the hearing matter. Rufus Watkins; Todd Davidson (San Francisco Housing Action Coalition); Laura Clark; spoke on various concerns relating to the hearing matter.

Heard in Committee. Speakers: Michael Howerton; presented information and answered questions raised throughout the discussion. Denis Moscofe; Jennifer Seaver; Gus Hernandez; Daija Mohney; Don Eichberger; Jenn (Neighbors United); Jed Holtzman; Richard Ivanhoe; Lori Ledderman; Denise Sealow; Tony Robles (Senior Disability Action); Javier Mitchell; Spencer; Conor Ryan; David Wu; Rufus Watkins; Mark Daltona; Peter Nassis; Trevor Martin; Allison Bratman; Rene Friend; Lorraine Petty; Lisa Aubrey; Deidre Booker; Tess Welborn; Corey Smith (San Francisco Housing Action Coalition); Dean Preston; spoke in support of the proposed continuance.

Member Tang moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of May 1, 2017. The motion carried by the following vote:

Ayes: 3 - Peskin, Tang, Sheehy

Excused: 1 - Farrell

170202 [Green Building and Environment Codes - Requirements for Installation of Electric Vehicle Chargers]

Sponsors: Mayor; Tang

Ordinance amending the Green Building Code to establish requirements for installation of electric vehicle charger infrastructure in new buildings or buildings undergoing major alterations; affirming the Planning Department's determination under the California Environmental Quality Act; making findings under the California Health and Safety Code; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

02/28/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/30/2017.

03/08/17; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; to Building Inspection Commission for public hearing and recommendation, pursuant to Charter, Section D3.750-5; and to Department of the Environment, Municipal Transportation Agency, and Planning Department for informational purposes.

03/09/17; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15060(c) and 15378 because it does not result in a physical change in the environment.

04/05/17; RESPONSE RECEIVED. 3/29/2017 - The Building Inspection Commission held a public hearing and unanimously supported the proposed amendment.

Heard in Committee. Speakers: Deborah Raphael, Director, and Barry Hooper (Department of the Environment); presented information and answered questions raised throughout the discussion. Anthony Harrison (Charge Point); Maureen Blanc (Charge Across Town); Jed Holtzman (350 San Francisco); Gia Vason; Joel Koppel (IBEW Local 6); Corey Smith (San Francisco Housing Action Coalition); Eddie Ahn (Brightline Defense); Stacey Reineccius (Power Tree Services); Sachu Constantine (Center for Sustainable Energy); Charlie Gauss; spoke in support of the proposed legislation. Brook Turner (Coalition for Better Housing); Martin Murphy; spoke in opposition to the proposed legislation.

Member Tang moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by clarifying that requirements are applicable to off-street parking spaces provided for Passenger Vehicles and Trucks; adding the definition of 'Major Alterations'; adding an exemption for technical infeasibility of upgrading existing parking facilities; referencing Planning Code, Section 154, Dimensions for Off-Street Parking Spaces; requiring calculations of the number of spaces that must be equipped with a circuit be rounded to the nearest whole number; striking Green Building Code, Sections 4.106.4.2.4(b) and 5.106.5.3.2(b), regarding 'flexible EV spaces'; adding Green Building Code, Sections 4.106.4.2.4(b), 4.106.4.2.4(c), 4.106.4.2.4(d), and 4.106.4.2.4 Note 1, to establish certain requirements for electrical panels, provisions of space, and engineering documents that demonstrate sufficient electrical system components to meet these requirements; adding a new 'Environment Code, Chapter 27, Electric Vehicle Readiness Implementation'; and making other clarifying changes. The motion carried by the following vote:

Ayes: 3 - Peskin, Tang, Sheehy

Excused: 1 - Farrell

Ordinance amending the Green Building Code and the Environment Code to establish requirements for installation of electric vehicle charger infrastructure in new buildings or buildings undergoing major alterations, and requirements for notification to building owners, residents, and lessees; affirming the Planning Department's determination under the California Environmental Quality Act; making findings under the California Health and Safety Code; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

Member Tang moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of April 17, 2017. The motion carried by the following vote:

Ayes: 3 - Peskin, Tang, Sheehy

Excused: 1 - Farrell

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:58 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.