



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, June 26, 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, June 26, 2017, with Chair Mark Farrell presiding.

ROLL CALL AND ANNOUNCEMENTS

Chair Farrell called the meeting to order at 1:35 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

170626 [Fire Code - Fire Safety Disclosure, Posting, and Training Requirements]

Sponsor: Tang

Ordinance amending the Fire Code requirements for fire safety disclosure, posting, and training; making findings as to local conditions pursuant to the California Health and Safety Code; and directing the Clerk of the Board of Supervisors to transmit the ordinance to appropriate State officials.

05/23/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/22/2017.

05/31/17; REFERRED TO DEPARTMENT. Referred to Fire Department, Planning Department, Office of Civic Engagement and Immigrant Affairs, and Department of Building Inspection for informational purposes.

Heard in Committee. Speakers: Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Josephine Jao; Charlie Gosi; Jennifer Fieber; Tommi Avicolti Mecca; spoke in opposition of the hearing matter.

Vice Chair Peskin moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 3, Line 19 and 21, striking 'in the building' and replacing it with 'the resident's floor'; Page 3, Lines 23-24, by striking 'in the building' and replacing it with 'on the resident's floor (if applicable)'; on Page 4, Line 1, by striking 'system' after 'fire alarm' and adding 'all' after 'control panel and'; and on Page 4, Line 2, by adding 'on the resident's floor (if applicable)' after 'stations'. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

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

Ayes: 3 - Farrell, Peskin, Tang

170702 [Fee Waiver - LMC San Francisco I Holdings, LLC - 1515 South Van Ness Avenue]

Sponsors: Mayor; Ronen

Ordinance approving a fee waiver under Building Code, Section 106A.4.13, for LMC San Francisco I Holdings, LLC's project at 1515 South Van Ness Avenue; and adopting findings under the California Environmental Quality Act.

06/06/17; ASSIGNED to Land Use and Transportation Committee. President Breed waived the 30 day hold per Board Rule 3.22.

06/09/17; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for comment and recommendation; Planning Department for informational purposes.

06/12/17; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: None.

06/21/17; RESPONSE RECEIVED. The Building Inspection Commission met and held a public hearing on June 21, 2017, voting unanimously to support the proposed amendment.

Heard in Committee. Speaker: Mawuli Tugbenyoh (Mayor's Office); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Farrell, Peskin, Tang

170430 [Planning Code - Landmark Designation - 1970 Ocean Avenue (aka El Rey Theater)]

Sponsors: Yee; Peskin

Ordinance amending the Planning Code to designate 1970 Ocean Avenue (aka El Rey Theater), in Assessor's Parcel Block No. 3280, Lot 018, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Historic Preservation Commission)

04/12/17; RECEIVED FROM DEPARTMENT.

04/18/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/18/2017.

06/14/17; NOTICED. 10-Day Notice for 6/26/2017 Land Use and Transportation Committee hearing mailed to property owners and affected parties, per Planning Code Section 1004.3.

Vice Chair Peskin requested to be added as a co-sponsor.

Heard in Committee. Speakers: Jen Low (Office of Supervisor Norman Yee); Shannon Ferguson (Planning Department); presented information and answered questions raised throughout the discussion. John Goldman (Goldman Architects); Risa Beckwin (Art Deco Society of California); Steven Kacsmar; Chris Verplank; Dan Weaver; Nicki Kresvenia; spoke in support of the hearing matter.

Member Tang moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

Chair Farrell requested File Nos. 170349 and 170417 be called together.

170349 [Administrative Code - Owner Move-In Reporting Requirements]**Sponsors: Farrell; Sheehy, Cohen and Breed**

Ordinance amending the Administrative Code regarding owner move-in and relative move-in ("OMI") evictions to require a landlord seeking to recover possession of a unit for an OMI to provide a declaration under penalty of perjury stating that the landlord intends to occupy the unit for use as the principal place of residence of the landlord or the landlord's relative for at least 36 continuous months; require a landlord to provide the tenant with a form prepared by the Rent Board to be used to advise the Rent Board of any change in address; clarify the evidentiary standard for finding that an OMI was not performed in good faith; require a landlord to file documentation with the Rent Board regarding the status of an OMI, and requiring the Rent Board to transmit a random sampling of such documentation to the District Attorney; extend from three to five years the time period after an OMI during which a landlord who intends to re-rent the unit must first offer the unit to the displaced tenant; require the Rent Board to annually notify the unit occupant of the maximum rent for the unit for five years after an OMI; and extend the statute of limitations for wrongful eviction claims based on an unlawful OMI from one year to five years.

04/04/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/4/2017.

04/11/17; REFERRED TO DEPARTMENT. Referred to Rent Board, Mayor's Office of Housing and Community Development, and Office of Community Investment and Infrastructure for informational purposes.

05/16/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Farrell introduced a substitute Ordinance bearing a new title.

05/23/17; REFERRED TO DEPARTMENT. Referred to the Rent Board, Mayor's Office of Housing and Community Development, and the Office of Community Investment and Infrastructure for informational purposes.

06/05/17; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Jordan Davis; Tracy Flander; Charlie Gauss; Tony Robles (Senior Disability Action); spoke in support of the proposed legislation. Janan New; spoke neither in support nor against the proposed legislation.

06/05/17; CONTINUED AS AMENDED.

06/12/17; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Terry Haggerty (Causa Justa, Just Cause); Sarah Sherburn-Zimmer (Housing Rights); Female Speaker; Versa Verdugo; Susan Freskin; Kathy Limpscomb and Anna Stay (Senior Disability Action); Sherman Ping; Mei Wu; Wei Xiang Leo; Lona Lei; Li Sa; Amy Han; Nancy Wong; Female Speaker; Kuaong; Female Speaker; Sandy Chu; Ivy; Female Speaker; James Young; Hon; Annie Chui; Lena Young; Andy; Roween Wong; Cindy; spoke in support of the hearing matter. Jeff Giaquinto (San Francisco Tenants Union); David Woo (Neighbors United); Jordin Davis (Causa Justa, Just Cause); Susan Marsh; Lilia (Housing Rights Committee); Kathy Woo; Kathy; Mor Dang; Mui Lee; Qua Ma; Cynthia Fong (Housing Rights Committee); Deepa Varma (San Francisco Tenants Union); spoke in opposition of the hearing matter. Scott Weaver (San Francisco Tenants Union); Tony Robles and Theresa Flandrich (Senior Disability Action); Jen Snyder; Jose Morales (Causa Justa, Just Cause); Fernando Marti; Evelyn Posamentier; Wei Ti Chi Chung; Peter Cohen; Charlie Gauss; spoke on various concerns relating to the hearing matter.

06/12/17; CONTINUED AS AMENDED.

Heard in Committee. Speakers: Supervisor Jane Kim (Board of Supervisors); presented information and answered questions raised throughout the discussion. Joseph Smooke; Sade Fenton; James Edmondson; Lorraine Petty (Senior Disability Action); Araceli Calalan (Causa Justa, Just Cause); Rosie Gosali; Coral Sanchez; Merced, Hilda Medina, and Jose Morales (Causa Justa, Just Cause); Leticia; Cesar Valenzuela (Causa Justa, Just Cause); Faustino Valenzuela (Causa Justa, Just Cause); Male Speaker; Michael Cos (Housing Rights Committee); Christine Bui (Human Rights Committee); Yelena Bolshakova; Paul Mentuate; Jen, David Woo, and Rufus Watkins (Neighbors United); Female Speaker; Winston Parsons and Cynthia Fong (Housing Rights Committee); Jennifer Fieber (San Francisco Tenants Union); Terra Graziani,

Grant Hallee, and Brooke Anderson (Anti Eviction Mapping Project); Tommi Avicolti Mecca (Housing Rights Commission); Lori Liederman; Ozzi Realm; Scott Weaver (San Francisco Tenants Union); Marie Tan; Cathy Mauscauper; Theresa Flandrich (Senior Disability Action); Molly Stuart (Causa Justa, Just Cause); Kathy Lipscomb (Senior Disability Action); Anastasia Yovanopoulos; Marla Knight (North Beach Tenants Committee); Layla Stanley (San Francisco Tenants Union); Fernando Marti (Council of Community Housing Organizations); Tess Welborn; Charlie Goss; Philip Crawford; spoke on various concerns relating to the hearing matter.

Member Tang moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

Ordinance amending the Administrative Code regarding owner move-in and relative move-in ("OMI") evictions to require a landlord seeking to recover possession of a unit for an OMI to provide a declaration under penalty of perjury stating that the landlord intends to occupy the unit for use as the principal place of residence of the landlord or the landlord's relative for at least 36 continuous months; require a landlord to provide the tenant with a form prepared by the Rent Board to be used to advise the Rent Board of any change in address; clarify the evidentiary standard for finding that an OMI was not performed in good faith; require a landlord to file documentation with the Rent Board regarding the status of an OMI, with a penalty for not filing such documentation, and requiring the Rent Board to transmit a random sampling of such documentation to the District Attorney; extend from three to five years the time period after an OMI during which a landlord who intends to re-rent the unit must first offer the unit to the displaced tenant; provide that a landlord who charges above the maximum allowable rent during the five-year period after an OMI is guilty of a misdemeanor; require the Rent Board to annually notify the unit occupant of the maximum rent for the unit for five years after an OMI, and authorize the occupant to sue for three times any excess rent charged; extend the statute of limitations for wrongful eviction claims based on an unlawful OMI from one year to five years; and making clarifying changes.

Member Tang moved that this Ordinance be REFERRED WITHOUT RECOMMENDATION AS COMMITTEE REPORT AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

170417 [Administrative Code - Owner Move-In Evictions and Other Landlord-Tenant Matters]**Sponsors: Peskin; Kim and Ronen**

Ordinance amending the Administrative Code regarding owner and relative move-in ("OMI") evictions to require a landlord seeking to recover possession of a unit for an OMI to provide the tenant with an approved form to advise the Rent Board of address changes; clarify the evidentiary standard for finding that an OMI was performed in good faith; require a landlord to file documentation with the Rent Board regarding the status of the OMI, with a penalty for not filing such documentation, and requiring the Rent Board to transmit a random sampling of such documentation to the District Attorney; extend from three to five years the time period after an OMI during which a landlord who intends to re-rent the unit must first offer the unit to the displaced tenant; authorize a tenant who has been charged excess rent within five years after an OMI to sue for treble damages; as to matters not limited to OMI evictions, provide that a landlord's failure to timely file a copy of the notice to vacate with the Rent Board is a defense in an unlawful detainer proceeding; provide that a tenant waiver of rights in a buyout agreement is not enforceable if the buyout is not timely filed with the Rent Board; extend from one to three years the statute of limitations for wrongful eviction claims; authorize interested non-profit organizations to sue for wrongful eviction and collection of excess rent; and making clarifying changes.

04/11/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/11/2017.

04/19/17; REFERRED TO DEPARTMENT. Referred to Rent Board, Mayor's Office of Housing and Community Development, and Office of Community Investment and Infrastructure for informational purposes.

06/06/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Peskin introduced a substitute Ordinance bearing a new title.

06/13/17; REFERRED TO DEPARTMENT. Referred to Rent Board, Mayor's Office of Housing and Community Development, and Office of Community Investment and Infrastructure for informational purposes.

06/13/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Peskin introduced a substitute Ordinance bearing a new title.

06/16/17; REFERRED TO DEPARTMENT. Referred to the Rent Board, Mayor's Office of Housing and Community Development, and the Office of Community Investment and Infrastructure for informational purposes.

06/20/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Peskin introduced a substitute Ordinance bearing the same title.

06/21/17; REFERRED TO DEPARTMENT. Referred to the Rent Board, Mayor's Office of Housing and Community Development, and the Office of Community Investment and Infrastructure for informational purposes.

Heard in Committee. Speakers: Supervisor Jane Kim (Board of Supervisors); presented information and answered questions raised throughout the discussion. Joseph Smooke; Sade Fenton; James Edmondson; Lorraine Petty (Senior Disability Action); Araceli Calalan (Causa Justa, Just Cause); Rosie Gosali; Coral Sanchez; Merced, Hilda Medina, and Jose Morales (Causa Justa, Just Cause); Leticia; Cesar Valenzuela (Causa Justa, Just Cause); Faustino Valenzuela (Causa Justa, Just Cause); Male Speaker; Michael Cos (Housing Rights Committee); Christine Bui (Human Rights Committee); Yelena Bolshakova; Paul Mentuate; Jen, David Woo, and Rufus Watkins (Neighbors United); Female Speaker; Winston Parsons and Cynthia Fong (Housing Rights Committee); Jennifer Fieber (San Francisco Tenants Union); Terra Graziani, Grant Hallee, and Brooke Anderson (Anti Eviction Mapping Project); Tommi Avicolti Mecca (Housing Rights Commission); Lori Liederman; Ozzi Realm; Scott Weaver (San Francisco Tenants Union); Marie Tan; Cathy Mauscauper; Theresa Flandrich (Senior Disability Action); Molly Stuart (Causa Justa, Just Cause); Kathy Lipscomb (Senior Disability Action); Anastasia Yovanopoulos; Marla Knight (North Beach Tenants Committee); Layla Stanley (San Francisco

Tenants Union); Fernando Marti (Council of Community Housing Organizations); Tess Welborn; Charlie Goss; Philip Crawford; spoke on various concerns relating to the hearing matter.

Vice Chair Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

Ordinance amending the Administrative Code regarding owner and relative move-in (“OMI”) evictions to require a landlord seeking to recover possession of a unit for an OMI to provide the tenant with an approved form to advise the Rent Board of address changes; clarify the evidentiary standard for finding that an OMI was performed in good faith; require a landlord to file documentation with the Rent Board regarding the status of the OMI, with a penalty for not filing such documentation, and requiring the Rent Board to transmit a random sampling of such documentation to the District Attorney; extend from three to five years the time period after an OMI during which a landlord who intends to re-rent the unit must first offer the unit to the displaced tenant; and authorize a tenant who has been charged excess rent within five years after an OMI to sue for treble damages; and, as to matters not limited to OMI evictions, provide that a tenant waiver of rights in a buyout agreement is not enforceable if the buyout is not timely filed with the Rent Board; extend from one to three years the statute of limitations for wrongful eviction claims; authorize interested non-profit organizations to sue for wrongful eviction and collection of excess rent; and making clarifying changes.

Member Tang moved that this Ordinance be TABLED. The motion carried by the following vote:

Ayes: 2 - Farrell, Tang

Noes: 1 - Peskin

170434 [Planning Code - Construction of Accessory Dwelling Units]**Sponsor: Peskin**

Ordinance amending the Planning Code to bring the requirements and procedures for authorizing the construction of Accessory Dwelling Units (ADUs) in single-family homes into conformity with the new mandates of state law; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code, Section 302; and directing the Clerk to send a copy of this Ordinance to the California Department of Housing and Community Development after adoption pursuant to state law requirements.

04/17/17; DUPLICATED. Duplicated from File No. 170125.

04/17/17; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Duplicated from File No. 170125.

Heard in Committee. Speakers: Kimia Haddadan (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Corey Smith; Laura Clark; Lawrence Paul; Tom Radulovich; Kristy Wong (SPUR); Male Speaker; spoke in support of the proposed legislation. Michael Murphy; spoke neither in support nor against the proposed legislation.

04/17/17; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

06/09/17; RESPONSE RECEIVED. Environmental review under Note to File for Planning Department Case No. 2016-004042ENV ADU Program 2017 Amendments, May 2, 2017.

06/12/17; CONTINUED. Heard in Committee. Speakers: Cory Smith (San Francisco Housing Action Coalition); Male Speaker; spoke in support of the hearing matter. Laura Clark; spoke in opposition of the hearing matter.

Heard in Committee. Speakers: Jon Givner (Office of the City Attorney); Kimia Haddadan (Planning Department); presented information and answered questions raised throughout the discussion. Michael Murphy; spoke in opposition of the hearing matter. Corey Smith; spoke on various concerns relating to the hearing matter.

Vice Chair Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

Ordinance amending the Planning Code to modify the requirements and procedures for authorizing the construction of Accessory Dwelling Units (ADUs) to include ADUs in RH-1(D) zoning districts in the Citywide program, apply the cap on number of ADUs to lots rather than buildings and remove the cap on buildings undergoing seismic retrofitting, allow the construction of ADUs expanding into the buildable or habitable area under certain conditions, make an exception to the prohibition against constructing an ADU where there has been a no-fault eviction in those cases where the tenant has been temporarily evicted in order for the owner to perform capital improvements, rehabilitation work, or lead remediation or abatement work, require modification of the project if construction of the ADU would have adverse impacts on any known historic resource, and require the Planning Department to apply all enacted design guidelines to ensure architectural compatibility of the ADU with existing buildings on the subject lot affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code, Section 302; and directing the Clerk to send a copy of this Ordinance to the California Department of Housing and Community Development after adoption pursuant to state law requirements.

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

Ayes: 3 - Farrell, Peskin, Tang

170296 [Planning Code, Zoning Map - Corona Heights Large Residence Special Use District]**Sponsor: Sheehy**

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

03/21/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 4/20/2017.

03/29/17; 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); and to Mayor's Office of Housing and Community Development, Department of Building Inspection, and Office of Community Investment and Infrastructure for informational purposes.

04/05/17; 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.

04/25/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Sheehy introduced a substitute Ordinance bearing a new title.

05/03/17; REFERRED TO DEPARTMENT. Re-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); and to Mayor's Office of Housing and Community Development, Department of Building Inspection, and Office of Community Investment and Infrastructure for informational purposes.

05/12/17; 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.

06/16/17; NOTICED. 10-Day Notice for 6/26/2017 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code Section 65856 & 65090.

Heard in Committee. Speakers: Audrey Butkus (Planning Department); presented information and answered questions raised throughout the discussion. Ted Tidepool; Philip Crawford (support); spoke in support of the hearing matter. Gary Weisland; Ozzi Realm; Dirk Aguilar; spoke in opposition of the hearing matter.

Vice Chair Peskin moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, by adding Section 249.77(d)(1)-(3) and adding back the provision Subsection 249.77(f). The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code Section 302.

Vice Chair Peskin moved that this Ordinance be RECOMMENDED AS AMENDED AS A COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

170416 [Administrative Code - Residential Hotel Status Report Requirement]

Sponsor: Peskin

Ordinance amending the Administrative Code to require the completion of a report of residential hotel status, and disclosure of the report to the buyer or transferee, prior to the sale or transfer of a residential hotel; and affirming the Planning Department's determination under the California Environmental Quality Act.

04/11/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/11/2017.

04/19/17; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; the Small Business Commission for comment and recommendation; and to the Residential Rent Stabilization and Arbitration Board, the Mayor's Office of Housing and Community Development, and the Department of Building Inspection for informational purposes.

05/24/17; RESPONSE RECEIVED. The Small Business Commission submitted no comment noting the Commission will not be hearing the item.

06/19/17; 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: None.

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

Ayes: 3 - Farrell, Peskin, Tang

170569 [Extending Interim Zoning Controls - Signs in Transit Center District Plan Area and Between Folsom, Harrison, Essex and Second Streets]**Sponsor: Kim**

Resolution extending interim zoning controls in the Transit Center District Plan Area ("Plan Area"), which is bounded by Market Street on the north, Folsom Street on the south, Steuart Street on the east and between New Montgomery and Third Streets on the west, and in the area bounded by Folsom, Harrison, Essex and Second Streets, but excluding the planned City Park between Mission, Howard, Second and Beale Streets and those portions of the Plan Area included in Zone 1 of the Transbay Redevelopment Plan Area, which include portions of land bounded by Spear, Mission, Folsom and Second Streets, to restrict the size and height of new signs within 200 feet of and visible from an existing or planned public park or open space, and to restrict illumination of certain new signs in those areas; and making environmental findings, including findings of consistency with the eight priority policies of Planning Code, Section 101.1.

05/09/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/8/2017.

05/16/17; REFERRED TO DEPARTMENT. Referred to the Planning Department for comment and recommendation; Municipal Transportation Agency and Recreation and Parks Department for informational purposes; and Small Business Commission for comment and recommendation.

05/17/17; 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.

05/24/17; RESPONSE RECEIVED. The Small Business Commission submitted their response noting no comment on the matter.

06/16/17; NOTICED. 10-Day Notice for 6/26/2017 Land Use and Transportation Committee hearing published in the Examiner and posted, per Planning Code Section 306.7(g).

Heard in Committee. Speakers: None.

Member Tang moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

Vice Chair Peskin was noted absent at 5:13 p.m. and for the remainder of the meeting.

170136 [Hearing - Status on the City's Small Sites Acquisition Program]**Sponsor: Fewer**

Hearing on the status of the City's Small Sites Acquisition Program; and requesting the Mayor's Office of Housing and Community Development to report.

01/31/17; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

02/07/17; REFERRED TO DEPARTMENT. Referred to Mayor's Office of Housing and Community Development for informational purposes.

Heard in Committee. Speakers: Supervisor Sandra Lee Fewer (Board of Supervisors); Amy Chan, Rubby Harrison, and Mara Blitzer (Mayor's Office of Housing and Community Development); Tye McMillan (San Francisco Community Land Trust); presented information and answered questions raised throughout the discussion. Cynthia Fong; Male Speaker; Shallot Oshing; Female Speaker; Ozzi Realm; Joseph Smooke (Housing Rights Committee); Male Speaker; Fernando Marti; Johnny Albert; Sergio; Charlie Sean; Justin Fernandez (PODER); Preston Lam; spoke on various concerns relating to the hearing matter.

CONTINUED TO CALL OF THE CHAIR by the following vote:

Ayes: 2 - Farrell, Tang

Absent: 1 - Peskin

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 6:07 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.