



**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: Erica Major (415) 554-4441*

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**Monday, October 2, 2017**

**1:30 PM**

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

**Regular Meeting**

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

*The Land Use and Transportation Committee met in regular session on Monday, October 2, 2017, with Chair Mark Farrell presiding.*

**ROLL CALL AND ANNOUNCEMENTS**

*Chair Farrell called the meeting to order at 1:34 p.m. On the call of the roll, Chair Farrell and Member Tang were noted present. Vice Chair Peskin was noted not present. There was a quorum.*

*Vice Chair Peskin was noted present at 1:38 p.m.*

**AGENDA CHANGES**

*There were no agenda changes.*

## REGULAR AGENDA

### 170782 [Planning Code, Zoning Map - Rezoning 1990 Folsom Street]

**Sponsor: Ronen**

Ordinance amending the Planning Code by revising the Zoning Map to change the zoning designation of 1990 Folsom Street from a use designation of Production, Distribution, and Repair-General and a height and bulk designation of 58-X to a use designation of Urban Mixed Use and a height and bulk designation of 90-X; affirming the Planning Commission'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.

06/27/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/27/2017.

06/30/17; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

09/22/17; NOTICED. 10-Day Notice for 10/02/2017 Land Use and Transportation Committee hearing published in the Examiner, pursuant to Government Code Sections 65856 & 65090.

*Heard in Committee. Speakers: Christy Alexander (Planning Department); presented information and answered questions raised throughout the discussion. Alex Rivera; Feliciano Vera (Mission Economic Development Agency); 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

### 170860 [Administrative Code - Displaced Tenant Preference in City Affordable Housing]

**Sponsor: Mayor**

Ordinance amending the Administrative Code to remove reference to a 10-year residency requirement for the Displaced Tenant Preference in City Affordable Housing Programs; 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.

07/25/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/24/2017.

08/01/17; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Mayor's Office of Housing and Community Development, Rent Board, and Housing Opportunity, Partnerships and Engagement for informational purposes; Planning Commission for public hearing and recommendation.

08/04/17; 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. Speaker: Amy Chan (Mayor's Office); presented information and answered questions raised throughout the discussion.*

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

Ayes: 3 - Farrell, Peskin, Tang

**170835 [Amending Ordinance No. 49-17 - 180 Jones Street Affordable Housing Fund]****Sponsor: Kim**

Ordinance amending Ordinance No. 49-17 to change the timeline, for the first payment of \$1,500,000 from the project sponsor of 950-974 Market Street to the 180 Jones Street Affordable Housing Fund, from "the issuance of the first construction document for that project or July 1, 2017, whichever comes first," to "the issuance of the first construction document."

07/18/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/17/2017.

07/21/17; REFERRED TO DEPARTMENT. Referred to the Planning Department, Mayor's Office of Housing and Community Development, Real Estate Division, and the Mayor's Office for informational purposes.

*Heard in Committee. Speaker: Barbara Lopez (Office of Supervisor Jane Kim); presented information and answered questions raised throughout the discussion.*

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

Ayes: 3 - Farrell, Peskin, Tang

**170418 [Planning Code - Commercial Uses in Polk Street and Pacific Avenue Neighborhood Commercial Districts; Technical and Other Amendments]****Sponsor: Peskin**

Ordinance amending the Planning Code to 1) limit lot sizes in the Pacific Avenue Neighborhood Commercial District ("Pacific NCD") and the Polk Street Neighborhood Commercial District ("Polk NCD"); 2) limit the size of non-residential uses in the Pacific NCD and Polk NCD, and exempting movie theaters in the Polk NCD from certain size limits; 3) restrict lot mergers in the Pacific NCD and Polk NCD; 4) require ground floor commercial uses in the Polk NCD and on certain portions of Pacific Avenue; 5) modify residential and non-residential off-street parking requirements in the Pacific NCD and Polk NCD; 6) prohibit garage entries, driveways, or other vehicular access to off-street parking or loading on certain streets and alleys in the Pacific NCD and Polk NCD; 7) deem nonconforming uses in the Polk NCD to be discontinued after 18 months of non-use; 8) clarify procedures for abating a Conditional Use authorization; 9) modifying the maximum concentration of eating and drinking uses in the Polk NCD; 10) prohibit and restrict medical service, massage establishment, kennel, and agriculture uses in the Polk NCD; 11) prohibit storefront mergers in Polk NCD; 12) prohibit and restrict medical service, kennel, and agriculture uses in the Pacific NCD; 13) modify the required dwelling unit mix in the Polk NCD and Pacific NCD; 14) require Conditional Use authorization before replacing a Legacy Business in Polk NCD and Pacific NCD; 15) prohibit removal, demolition, merger, or conversion of certain residential units in Polk NCD and Pacific NCD; and 16) correct, clarify, and simplify language in other Planning Code Sections; 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 convenience, necessity, and welfare under Planning Code, Section 302.

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; 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 Public Works and the San Francisco Municipal Transportation Agency for informational purposes.

04/28/17; 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.

06/21/17; RESPONSE RECEIVED. The Small Business Commission recommended that this Ordinance be approved with a 6-0 vote, 1 absent.

09/26/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Peskin introduced a substitute Ordinance bearing a new title.

09/28/17; 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 Public Works and the San Francisco Municipal Transportation Agency for informational purposes.

09/29/17; 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: Diego Sanchez (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Frank Penada; Robin Tucker; Steven Cornell; Kathy Robowski; Todd David (San Francisco Housing Coalition); spoke in support of the hearing matter.*

**Vice Chair Peskin moved that this Ordinance be RECOMMENDED. 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 1:58 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.*