



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

Monday, October 30, 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, October 30, 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

170864 [Planning Code, Zoning Map - Pier 70 Special Use District]

Sponsors: Mayor; Cohen

Ordinance amending the Planning Code and the Zoning Map to add the Pier 70 Special Use District; making findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and Planning Code, Section 302.

(Economic Impact)

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; Planning Commission for public hearing and recommendation; Port Department, Port Commission, Department of Building Inspection, Planning Department, San Francisco Municipal Transportation Authority, and Office of the Treasurer and Tax Collector for informational purposes.

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

10/16/17; CONTINUED. Heard in Committee. Speakers: Supervisor Malia Cohen (Board of Supervisors); Jack Sylvan (Forest City); David Beaupre (Port Department); Sarah Dennis Phillips (Office Economic and Workforce Development); Richard Sucre (Planning Department); Brad Benson (Port Department); presented information and answered questions raised throughout the discussion. Tyra Fennel; Vanessa Aquino; Cory Smith (San Francisco Housing Action Coalition); Art Ontario; Mary Heisen; David Bowmer; J.R. Eppler (Potrero Boosters Neighborhood Association); Suneetha Venigalla; Mayor Art Agnos; spoke in support of the hearing matter.

10/23/17; REFERRED WITHOUT RECOMMENDATION AS COMMITTEE REPORT. Heard in Committee. Speaker: Supervisor Malia Cohen (Board of Supervisors); presented information and answered questions raised throughout the discussion.

10/24/17; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

10/24/17; RE-REFERRED AS AMENDED to Land Use and Transportation Committee.

Heard in Committee. Speaker: Yoyo Chan (Office of Supervisor Malia Cohen); presented information and answered questions raised throughout the discussion.

Vice Chair Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 12, Lines 1-2, to insert '(viii) For Parcel C1 only, ground floor residential may qualify as a permitted active use to meet this requirement if the building is 100 percent affordable housing'; and making other clarifying, clerical, and conforming amendments. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang
(Economic Impact)

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

170733 [Subdivision Code - Transfer Subdivision Maps]

Ordinance amending the Subdivision Code to allow subdivision map applicants to apply for and obtain final or parcel transfer subdivision maps that are for conveyancing and/or financing purposes only, but do not grant any development rights; and affirming the Planning Department's determination under the California Environmental Quality Act. (Public Works)

06/09/17; RECEIVED FROM DEPARTMENT.

06/20/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/20/2017.

06/28/17; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

07/03/17; RESPONSE RECEIVED. Not defined as a project under CEQA Section 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

09/11/17; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Javier Rivera (Public Works); presented information and answered questions raised throughout the discussion. Ace Washington; spoke neither in support nor against the hearing matter.

Heard in Committee. Speaker: Bruce Storrs, City Surveyor (Public Works); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Farrell, Peskin, Tang

170870 [Building, Fire Codes - Fire Alarm System Upgrade Requirements]**Sponsors: Peskin; Farrell**

Ordinance amending the Existing Building and Fire Codes to require buildings sold or transferred after September 1, 2017, to comply with fire alarm system upgrade requirements for sleeping areas; to exempt mandatory seismic strengthening alterations and transient hotels from the alarm system upgrade requirement that otherwise applies to completion of work under a building permit with a cost of construction of \$50,000 or more; 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.

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

08/01/17; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission pursuant to Charter Section D3.750-5 for public hearing and recommendation; Planning Department for environmental review.

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.

08/22/17; RESPONSE RECEIVED. On August 16, 2017, the Building Inspection Commission met and held a public hearing pursuant to Charter Section D3.750-5, with a vote 4 to 3 to support the proposed legislation.

09/05/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Peskin introduced a substitute Ordinance bearing a new title.

09/06/17; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Building Inspection Commission for comment and recommendation; Small Business Commission for comment and recommendation.

09/21/17; 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.

09/21/17; RESPONSE RECEIVED. On September 20, 2017, the Building Inspection Commission met and held a public hearing and voted unanimously to support the proposed amendment.

Heard in Committee. Speaker: Janan New, Executive Director (San Francisco Apartment Association); spoke in support of the hearing matter.

Chair Farrell requested to be added as a co-sponsor.

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

Ayes: 3 - Farrell, Peskin, Tang

170871 [Fire, Housing Codes - Residential Hotel Fire Safety Requirements Triggered by Sale or Transfer]**Sponsor: Peskin**

Ordinance amending the Fire and Housing Codes to require automatic sprinklers in non-residential areas of residential hotels sold or transferred after August 1, 2017; 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.

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

08/02/17; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Department of Building Inspection and the Fire Department for informational purposes.

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.

09/21/17; RESPONSE RECEIVED. On September 20, 2017, the Building Inspection Commission met and held a public hearing and voted unanimously to support the proposed amendment.

Heard in Committee. Speakers: Jordan Davis (SRO Task Force); Yan Ling Liang; Leung Wing Hoo; Feng So Nui; Laura; spoke in support of the hearing matter.

Vice Chair Peskin moved that this Ordinance be CONTINUED to the Land Use and Transportation meeting of November 13, 2017. 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 2:04 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.