



**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: Katy Tang, Jane Kim, Ahsha Safai*

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

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**Monday, July 23, 2018**

**1:30 PM**

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

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**Regular Meeting**

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*President Malia Cohen appointed Supervisor Catherine Stefani, in place of Supervisor Ahsha Safai, to the Land Use and Transportation Committee for the regular meeting of July 23, 2018.*

**Present:** 3 - Katy Tang, Jane Kim, and Catherine Stefani

**Excused:** 1 - Ahsha Safai

*The Land Use and Transportation Committee met in regular session on Monday, July 23, 2018, with Chair Katy Tang presiding.*

## **ROLL CALL AND ANNOUNCEMENTS**

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

### **Supervisor Safai Excused from Attendance**

**Vice Chair Kim moved that Supervisor Safai be excused from the Land Use and Transportation Committee meeting of July 23, 2018. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

## **AGENDA CHANGES**

*There were no agenda changes.*

## REGULAR AGENDA

### **180482 [Planning Code - Permit Review Procedures and Zoning Controls - Neighborhood Commercial Districts in Supervisorial Districts 4 and 11]**

**Sponsors: Tang; Safai**

Ordinance amending the Planning Code to create a two-year pilot program removing public notice and Planning Commission review for certain uses in Neighborhood Commercial Districts in Supervisorial Districts 4 and 11; modifying zoning controls for certain uses in Supervisorial Districts 4 and 11; 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

05/08/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/7/2018.

05/16/18; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation.

06/01/18; 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.

07/13/18; RESPONSE RECEIVED. The Planning Commission submitted their response noting their recommendation for an approval with modifications for the proposed legislation.

07/16/18; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Diego Sanchez (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion.

07/16/18; CONTINUED AS AMENDED.

*Heard in Committee. Speaker: Henry Karnilowicz (San Francisco Council of District Merchants); Scott; spoke in support of the hearing matter.*

**Vice Chair Kim moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 3, Lines 22-25, by adding '(i) NC Districts in Supervisorial Districts 4 and 11. Notwithstanding subsection (b)(1)(A), for NC Districts in Supervisorial Districts 4 and 11, building permit applications for a change of use to the following uses shall be excepted from the provisions of subsections 311(d) and 311(e)'; by adding a provision on sunset terms; and adding other clarifying and conforming verbiage. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

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

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

**180320 [Planning Code - Catering as an Accessory Use]****Sponsors: Safai; Ronen**

Ordinance amending the Planning Code to allow catering as an accessory use to limited restaurants in Neighborhood Commercial Districts under certain conditions; 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

04/03/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/3/2018.

04/11/18; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation.

04/30/18; 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.

05/01/18; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Safai introduced a substitute Ordinance bearing the same title.

05/08/18; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation; Planning Department for environmental review.

05/17/18; 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.

07/10/18; RESPONSE RECEIVED. The Planning Commission submitted their recommendation noting approval with modification.

07/16/18; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Gino Salcedo (Planning Department); presented information and answered questions raised throughout the discussion. William Ortiz-Cartagena; spoke on various concerns relating to the hearing matter.

07/16/18; CONTINUED AS AMENDED.

*Heard in Committee. Speaker: Henry Karnilowicz (San Francisco Council of District Merchants); spoke on various concerns relating to the hearing matter.*

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

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

**180388 [Planning Code, Zoning Map - 2101 Lombard Street Special Use District]****Sponsor: Stefani**

Ordinance amending the Planning Code and the Zoning Map to establish the 2101 Lombard Street Special Use District; 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 necessity, convenience, and welfare under Planning Code, Section 302.

04/17/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/17/2018.

04/23/18; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation.

04/30/18; 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.

07/13/18; NOTICED. 10-Day Notice for 7/23/2018 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

*Heard in Committee. Speaker: Cynthia Gomez (Local 2); spoke neither in support nor against the hearing matter spoke in support of the hearing matter.*

**Member Stefani moved that this Ordinance be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

**180053 [Planning Code - Massage Establishments - Union Street Neighborhood Commercial District]****Sponsor: Stefani**

Ordinance amending the Planning Code to conditionally permit Massage Establishments, as defined, in the Union Street Neighborhood Commercial 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 findings of public convenience, necessity, and welfare under Planning Code, Section 302.

01/09/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee.

01/22/18; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b); and to Small Business Commission for comment and recommendation.

01/30/18; 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.

03/28/18; RESPONSE RECEIVED. On March 15, 2018, the Planning Commission held a public hearing and recommended approval with modifications of the proposed legislation; Resolution No. 20135.

*Heard in Committee. Speakers: Diego Sanchez (Planning Department); Jon Givner (Office of City Attorney); presented information and answered questions raised throughout the discussion.*

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

*Ayes: 3 - Tang, Kim, Stefani*

*Excused: 1 - Safai*

*Member Stefani moved to RESCIND the previous vote. The motion carried by the following vote:*

*Ayes: 3 - Tang, Kim, Stefani*

*Excused: 1 - Safai*

**Member Stefani moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 2, Lines 19-24, by adding 'Any Massage Establishment that has continually operated without the benefit of a building permit within the Union Street NCD since prior to December 31, 2017 shall not require a Conditional Use authorization to legally establish the Massage Establishment. However, such establishments must file a building permit application by May 1, 2020 to legally establish the Massage Establishment use, and such building permit application will be subject to neighborhood notification pursuant to Planning Code Section 311.1'; and adding other clarifying and conforming verbiage. The motion carried by the following vote:**

**Ayes: 3 - Tang, Kim, Stefani**

**Excused: 1 - Safai**

**Member Stefani moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of July 30, 2018. The motion carried by the following vote:**

**Ayes: 3 - Tang, Kim, Stefani**

**Excused: 1 - Safai**

**180557 [Planning Code - Technical Amendments]**

Ordinance amending the Planning Code in order to correct errors in enacted legislation, update outdated references, clarify existing requirements, and re-enact existing text inadvertently deleted in the reorganization of Articles 2 and 7; 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 general welfare under Planning Code, Section 302. (Planning Commission)

05/23/18; RECEIVED FROM DEPARTMENT.

06/05/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/5/2018.

*Heard in Committee. Speaker: David Brosky (Planning Department); presented information and answered questions raised throughout the discussion.*

**Chair Tang moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 2, Line 13, by striking '312'; on Page 6, Line 5, by adding '803.2(b)(1)(C), 803.3(b)(1)(C) and 825(c)(1)(C)'; on Page 8, Line 24, by adding 'NC-3, NCT-3'; on Page 9, Line 5, by striking 'NC-2, NCT-2'; and adding other clarifying and conforming verbiage. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

**Member Stefani moved that this Ordinance be RECOMMENDED AS AMENDED AS A COMMITTEE REPORT. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

**180556 [Planning Code - Hours of Operation for Limited Nonconforming Uses]**

Ordinance amending the Planning Code to allow limited nonconforming uses in specified zoning districts to operate between the hours of 10:00 p.m. and 12:00 a.m. with Conditional Use authorization; 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 convenience, necessity, and welfare under Planning Code, Section 302. (Planning Commission)

05/23/18; RECEIVED FROM DEPARTMENT.

06/05/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/5/2018.

*Heard in Committee. Speaker: Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion.*

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

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

Chair Tang requested File Nos. 180490, 180185, 180453, 180184, and 180612 be called together.

### **180490 [General Plan Amendments - Central South of Market Area Plan]**

Ordinance amending the General Plan by adding the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street; making conforming amendments to the Commerce and Industry Element, the Housing Element, the Urban Design Element, the Land Use Index, and the East SoMa and West SoMa Area Plans; and making environmental findings, including adopting a statement of overriding considerations, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Planning Commission)

05/14/18; RECEIVED FROM DEPARTMENT.

05/22/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/21/2018.

06/29/18; NOTICED. Noticed via USPS and published in the San Francisco Examiner on 6/29/18, pursuant to Government Code, Sections 65090(a), 65091, and 65092(a).

07/09/18; CONTINUED. Heard in Committee. Speakers: None.

07/16/18; CONTINUED. Heard in Committee. Speakers: Director John Rahaim and Lisa Chen (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Katherine Petrin (San Francisco Heritage); Cynthia Gomez (Unite Here, Local 2); Connie Ford (San Francisco Labor Council); Corey Smith (San Francisco Housing Action Coalition); Dan Frattin (Reuben, Junius & Rose, LLC); spoke in support of the hearing matter. Kevin Carroll, Executive Director (Hotel Council); Tracy Geiger (Jobs for Justice); Anton Walker (CitizenM Hotels); Adhi Nagraj, Director (SPUR); Melinda Sarjapur (Reuben, Junius & Rose, LLC); Sam Moss; Josie Ahrens (Walk SF); Van Yoshita (San Francisco Flower Mart); Alex Lancberg; Peter Cohen and Fernando Marti (Council of Housing Community Organizations); John Mulberry; spoke on various concerns relating to the hearing matter. David Woo, Jamie Andan, Laberinto, Claire Amable, TJ Basa, Kiko Carcellar, and Gene Alejo (South of Market Community Action Network); Laura Clark (YIMBY Action); Denise Deana; Speaker; spoke in opposition of the hearing matter.

*Heard in Committee. Speakers: Director John Rahaim and Lisa Chen (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Susan Millhouse; spoke in support of the hearing matter. Jim Warshell (Victorian Alliance of San Francisco); spoke neither in support nor against the hearing matter. Anita Denz (Victorian Alliance of San Francisco); Mike Buhler (San Francisco Heritage); Cindy Heitzan and John Hazeworth (California Preservation Foundation); Andrew Wolfram (Historic Preservation Commission); Cynthia Gomez (Local 2); Anthony Veerkamp (National Trust for Historic Preservation); Karen Kai; Paul Wormer; Aaron Hyland; David Woo, Claire Amable, Jamie Andan, Jeantelle Laberinto, and TJ Basa (South of Market Community Action Network); Harriet Brownson; Katherine Petrin; Fernando Marti; Bradley Wiedmair; spoke on various concerns relating to the hearing matter.*

**Vice Chair Kim moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of September 10, 2018. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

**180185 [Planning Code, Zoning Map - Central South of Market Special Use District]****Sponsors: Mayor; Kim**

Ordinance amending the Zoning Map of the Planning Code to create the Central South of Market (SoMa) Special Use District and make other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with the Central SoMa Area Plan, encompassing an area generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area (an irregular border that generally jogs along Folsom, Howard and Stevenson Streets), and on its southern portion by Townsend Street; 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.

(Economic Impact; No Economic Analysis Report)

02/27/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/29/2018.

03/06/18; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; and to Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b).

04/10/18; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor Farrell introduced a substitute Ordinance bearing the same title.

04/18/18; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation; Planning Department for environmental review.

06/29/18; NOTICED. Noticed via USPS and published in the San Francisco Examiner (6/28/18), pursuant to Government Code, Sections 65856 and 65090.

07/09/18; CONTINUED. Heard in Committee. Speakers: None.

07/16/18; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Director John Rahaim and Lisa Chen (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Katherine Petrin (San Francisco Heritage); Cynthia Gomez (Unite Here, Local 2); Connie Ford (San Francisco Labor Council); Corey Smith (San Francisco Housing Action Coalition); Dan Frattin (Reuben, Junius & Rose, LLC); spoke in support of the hearing matter. Kevin Carroll, Executive Director (Hotel Council); Tracy Geiger (Jobs for Justice); Anton Walker (CitizenM Hotels); Adhi Nagraj, Director (SPUR); Melinda Sarjapur (Reuben, Junius & Rose, LLC); Sam Moss; Josie Ahrens (Walk SF); Van Yoshita (San Francisco Flower Mart); Alex Lanberg; Peter Cohen and Fernando Marti (Council of Housing Community Organizations); John Mulberry; spoke on various concerns relating to the hearing matter. David Woo, Jamie Andan, Laberinto, Claire Amable, TJ Basa, Kiko Carcellar, and Gene Alejo (South of Market Community Action Network); Laura Clark (YIMBY Action); Denise Deana; Speaker; spoke in opposition of the hearing matter.

07/16/18; CONTINUED AS AMENDED.

*Heard in Committee. Speakers: Director John Rahaim and Lisa Chen (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Susan Millhouse; spoke in support of the hearing matter. Jim Warshell (Victorian Alliance of San Francisco); spoke neither in support nor against the hearing matter. Anita Denz (Victorian Alliance of San Francisco); Mike Buhler (San Francisco Heritage); Cindy Heitzan and John Hazeworth (California Preservation Foundation); Andrew Wolfram (Historic Preservation Commission); Cynthia Gomez (Local 2); Anthony Veerkamp (National Trust for Historic Preservation); Karen Kai; Paul Wormer; Aaron Hyland; David Woo, Claire Amable, Jamie Andan, Jeantelle Laberinto, and TJ Basa (South of Market Community Action Network); Harriet Brownson; Katherine Petrin; Fernando Marti; Bradley Wiedmair; spoke on various concerns relating to the hearing matter.*

**Vice Chair Kim moved that this Ordinance be AMENDED, by amending the Height and Bulk District Map HT01 for the development on Assessor's Block No. 3777, Lot No. 052, to increase the permitted height/bulk from 45-X to 50-X. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Stefani



Excused: 1 - Safai  
(Economic Impact; No Economic Analysis Report)

**Vice Chair Kim moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of September 10, 2018. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Stefani  
Excused: 1 - Safai

## **180453 [Business and Tax Regulations, Planning Codes - Central South of Market Housing Sustainability District]**

### **Sponsors: Mayor; Kim**

Ordinance amending the Business and Tax Regulations and Planning Codes to create the Central South of Market Housing Sustainability District (encompassing an area generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area (an irregular border that generally tracks Folsom, Howard, or Stevenson Streets), and on its southern portion by Townsend Street) to provide a streamlined and ministerial approval process for certain housing projects within the District meeting specific labor, on-site affordability, and other requirements; creating an expedited Board of Appeals process for appeals of projects within the District; and making approval findings under the California Environmental Quality Act, findings of public convenience, necessity, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

05/01/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/31/2018.

05/08/18; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation; Entertainment Commission, Board of Appeals, Department of Building Inspection; Public Works, and the Police for informational purposes.

07/09/18; CONTINUED. Heard in Committee. Speakers: None.

07/16/18; CONTINUED. Heard in Committee. Speakers: Director John Rahaim and Lisa Chen (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Katherine Petrin (San Francisco Heritage); Cynthia Gomez (Unite Here, Local 2); Connie Ford (San Francisco Labor Council); Corey Smith (San Francisco Housing Action Coalition); Dan Frattin (Reuben, Junius & Rose, LLC); spoke in support of the hearing matter. Kevin Carroll, Executive Director (Hotel Council); Tracy Geiger (Jobs for Justice); Anton Walker (CitizenM Hotels); Adhi Nagraj, Director (SPUR); Melinda Sarjapur (Reuben, Junius & Rose, LLC); Sam Moss; Josie Ahrens (Walk SF); Van Yoshita (San Francisco Flower Mart); Alex Lanberg; Peter Cohen and Fernando Marti (Council of Housing Community Organizations); John Mulberry; spoke on various concerns relating to the hearing matter. David Woo, Jamie Andan, Laberinto, Claire Amable, TJ Basa, Kiko Carcellar, and Gene Alejo (South of Market Community Action Network); Laura Clark (YIMBY Action); Denise Deana; Speaker; spoke in opposition of the hearing matter.

*Heard in Committee. Speakers: Director John Rahaim and Lisa Chen (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Susan Millhouse; spoke in support of the hearing matter. Jim Warshell (Victorian Alliance of San Francisco); spoke neither in support nor against the hearing matter. Anita Denz (Victorian Alliance of San Francisco); Mike Buhler (San Francisco Heritage); Cindy Heitzan and John Hazeworth (California Preservation Foundation); Andrew Wolfram (Historic Preservation Commission); Cynthia Gomez (Local 2); Anthony Veerkamp (National Trust for Historic Preservation); Karen Kai; Paul Wormer; Aaron Hyland; David Woo, Claire Amable, Jamie Andan, Jeantelle Laberinto, and TJ Basa (South of Market Community Action Network); Harriet Brownson; Katherine Petrin; Fernando Marti; Bradley Wiedmair; spoke on various concerns relating to the hearing matter.*

**Vice Chair Kim moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, to modify project eligibility to require that projects seeking approval pursuant to Planning Code, Section 343, elect the On-Site Affordable Housing Alternative under Planning Code, Sections 415.5(g)(1)(A); to clarify discretionary review requirements to specify that as long as the Planning Commission has delegated its authority to the Planning Department to review applications for projects subject to Planning Code, Section 343, the Planning Commission shall not hold a public hearing for discretionary review of projects subject to Planning Code, Section 343; to establish expiration of approval; and making other clarifying and conforming changes. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

**Vice Chair Kim moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of September 10, 2018. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

**180184 [Administrative, Planning Codes - Central South of Market Area Plan]****Sponsors: Mayor; Kim**

Ordinance amending the Administrative and Planning Codes to give effect to the Central South of Market Area Plan, encompassing an area generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area (an irregular border that generally jogs along Folsom, Howard and Stevenson Streets), and on its southern portion by Townsend Street; making approval findings under the California Environmental Quality Act, including adopting a statement of overriding considerations; 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. (Economic Impact; No Economic Analysis Report)

02/27/18; ASSIGNED UNDER 30 DAY RULE to Rules Committee, expires on 3/29/2018.

03/06/18; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; and to Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b).

04/10/18; SUBSTITUTED AND ASSIGNED to Rules Committee. Mayor Farrell introduced a substitute Ordinance bearing the same title.

04/16/18; REFERRED TO DEPARTMENT. Referred (version 2) to Planning Department for environmental review; and to Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 302(b).

06/28/18; NOTICED. First 10-Day Fee Ad for 7/9/2018 Rules Committee hearing published in the Examiner; per Government Code Section 6062(a).

07/05/18; NOTICED. Second 10-Day Fee Ad for 7/9/2018 Rules Committee hearing published in the Examiner; per Government Code Section 6062(a).

07/09/18; REFERRED WITHOUT RECOMMENDATION to Land Use and Transportation Committee. Heard in Committee. Speakers: Supervisor Jane Kim (Board of Supervisors); AnMarie Rodgers, Lisa Chen and Joshua Switzky (Planning Department); Chris Lynch (Jones Hall); presented information and answered questions raised throughout the discussion. Kristy Wang (SPUR); spoke in support of the proposed legislation. Speaker; David Woo (South of Market Community Action Network); spoke neither in support nor against the proposed legislation.

07/16/18; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Director John Rahaim and Lisa Chen (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Katherine Petrin (San Francisco Heritage); Cynthia Gomez (Unite Here, Local 2); Connie Ford (San Francisco Labor Council); Corey Smith (San Francisco Housing Action Coalition); Dan Frattin (Reuben, Junius & Rose, LLC); spoke in support of the hearing matter. Kevin Carroll, Executive Director (Hotel Council); Tracy Geiger (Jobs for Justice); Anton Walker (CitizenM Hotels); Adhi Nagraj, Director (SPUR); Melinda Sarjapur (Reuben, Junius & Rose, LLC); Sam Moss; Josie Ahrens (Walk SF); Van Yoshita (San Francisco Flower Mart); Alex Lancberg; Peter Cohen and Fernando Marti (Council of Housing Community Organizations); John Mulberry; spoke on various concerns relating to the hearing matter. David Woo, Jamie Andan, Laberinto, Claire Amable, TJ Basa, Kiko Carcellar, and Gene Alejo (South of Market Community Action Network); Laura Clark (YIMBY Action); Denise Deana; Speaker; spoke in opposition of the hearing matter.

07/16/18; CONTINUED AS AMENDED.

*Heard in Committee. Speakers: Director John Rahaim and Lisa Chen (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Susan Millhouse; spoke in support of the hearing matter. Jim Warshell (Victorian Alliance of San Francisco); spoke neither in support nor against the hearing matter. Anita Denz (Victorian Alliance of San Francisco); Mike Buhler (San Francisco Heritage); Cindy Heitzan and John Hazeworth (California Preservation Foundation); Andrew Wolfram (Historic Preservation Commission); Cynthia Gomez (Local 2); Anthony Veerkamp (National Trust for Historic Preservation); Karen Kai; Paul Wormer; Aaron Hyland; David Woo, Claire Amable, Jamie Andan, Jeantelle Laberinto, and TJ Basa (South of Market Community Action Network); Harriet Brownson; Katherine Petrin; Fernando Marti; Bradley Wiedmair; spoke on*

*various concerns relating to the hearing matter.*

**Vice Chair Kim moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, by amending PDR requirements; to allow the development on Assessor's Block No. 3763, Lot No. 105, to receive the special height exemption for residential use, in addition to the hotel; to include donation of land for satisfaction of Jobs-Housing Linkage fee pursuant to Planning Code, Section 413.7, as a qualified amenity provided by Key Sites; to clarify that project that satisfy all or a portion of the Jobs-Housing Linkage fee via land dedication pursuant to Planning Code, Section 413.7, may receive a credit against such requirements up to the value of land donated; and making other clarifying and conforming changes. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

(Economic Impact; No Economic Analysis Report)

**Vice Chair Kim moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of September 10, 2018. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

**180612 [Administrative Code - San Francisco Special Tax Financing Law - Central SoMa]****Sponsors: Mayor; Kim**

Ordinance amending the Administrative Code Special Tax Financing Law, constituting Article 43.10, to authorize special tax financing of certain facilities and services related to the Central SoMa Plan Area and to make other necessary amendments.

06/05/18; ASSIGNED UNDER 30 DAY RULE to Rules Committee, expires on 7/5/2018.

06/11/18; REFERRED TO DEPARTMENT. Referred to Planning Department and Office of Economic and Workforce Development for informational purposes.

07/09/18; REFERRED WITHOUT RECOMMENDATION to Land Use and Transportation Committee. Heard in Committee. Speakers: Supervisor Jane Kim (Board of Supervisors); AnMarie Rodgers, Lisa Chen and Joshua Switzky (Planning Department); Chris Lynch (Jones Hall); presented information and answered questions raised throughout the discussion. Kristy Wang (SPUR); spoke in support of the proposed legislation. Speaker; David Woo (South of Market Community Action Network); spoke neither in support nor against the proposed legislation.

07/16/18; CONTINUED. Heard in Committee. Speakers: Director John Rahaim and Lisa Chen (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Katherine Petrin (San Francisco Heritage); Cynthia Gomez (Unite Here, Local 2); Connie Ford (San Francisco Labor Council); Corey Smith (San Francisco Housing Action Coalition); Dan Frattin (Reuben, Junius & Rose, LLC); spoke in support of the hearing matter. Kevin Carroll, Executive Director (Hotel Council); Tracy Geiger (Jobs for Justice); Anton Walker (CitizenM Hotels); Adhi Nagraj, Director (SPUR); Melinda Sarjapur (Reuben, Junius & Rose, LLC); Sam Moss; Josie Ahrens (Walk SF); Van Yoshita (San Francisco Flower Mart); Alex Lancberg; Peter Cohen and Fernando Marti (Council of Housing Community Organizations); John Mulberry; spoke on various concerns relating to the hearing matter. David Woo, Jamie Andan, Laberinto, Claire Amable, TJ Basa, Kiko Carcellar, and Gene Alejo (South of Market Community Action Network); Laura Clark (YIMBY Action); Denise Deana; Speaker; spoke in opposition of the hearing matter.

*Heard in Committee. Speakers: Director John Rahaim and Lisa Chen (Planning Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Susan Millhouse; spoke in support of the hearing matter. Jim Warshell (Victorian Alliance of San Francisco); spoke neither in support nor against the hearing matter. Anita Denz (Victorian Alliance of San Francisco); Mike Buhler (San Francisco Heritage); Cindy Heitzan and John Hazeworth (California Preservation Foundation); Andrew Wolfram (Historic Preservation Commission); Cynthia Gomez (Local 2); Anthony Veerkamp (National Trust for Historic Preservation); Karen Kai; Paul Wormer; Aaron Hyland; David Woo, Claire Amable, Jamie Andan, Jeantelle Laberinto, and TJ Basa (South of Market Community Action Network); Harriet Brownson; Katherine Petrin; Fernando Marti; Bradley Wiedmair; spoke on various concerns relating to the hearing matter.*

**Vice Chair Kim moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of September 10, 2018. The motion carried by the following vote:**

Ayes: 3 - Tang, Kim, Stefani

Excused: 1 - Safai

## ADJOURNMENT

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:57 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.*