



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

Monday, September 10, 2018

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Katy Tang, Jane Kim, and Ahsha Safai

The Land Use and Transportation Committee met in regular session on Monday, September 10, 2018, with Chair Katy Tang presiding.

ROLL CALL AND ANNOUNCEMENTS

Chair Tang called the meeting to order at 1:39 p.m. On the call of the roll, Chair Tang, Vice Chair Kim, and Member Safai were noted present. There was a quorum.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

Chair Tang requested File Nos. 180490, 180185, 180453, 180184, 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.

07/23/18; 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. 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.

Heard in Committee. Speakers: None.

Vice Chair Kim moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of October 1, 2018. The motion carried by the following vote:

Ayes: 3 - Tang, Kim, 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)

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.

07/23/18; 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.

07/23/18; CONTINUED AS AMENDED.

07/26/18; REFERRED TO DEPARTMENT. Referred to Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation.

Heard in Committee. Speakers: None.

Vice Chair Kim moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of October 1, 2018. The motion carried by the following vote:

Ayes: 3 - Tang, Kim, 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 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.

07/23/18; 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. 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.

07/23/18; CONTINUED AS AMENDED.

07/26/18; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation.

Heard in Committee. Speakers: None.

Vice Chair Kim moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of October 1, 2018. The motion carried by the following vote:

Ayes: 3 - Tang, Kim, 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)

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.

07/23/18; 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. 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.

07/23/18; CONTINUED AS AMENDED.

07/26/18; REFERRED TO DEPARTMENT. Referred to Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation.

Heard in Committee. Speakers: None.

Vice Chair Kim moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of October 1, 2018. The motion carried by the following vote:

Ayes: 3 - Tang, Kim, 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.

07/23/18; 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. 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.

Heard in Committee. Speakers: None.

Vice Chair Kim moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of October 1, 2018. The motion carried by the following vote:

Ayes: 3 - Tang, Kim, Safai

180483 [Planning Code - Health Services - Ocean Avenue Neighborhood Commercial Transit District]**Sponsor: Yee**

Ordinance amending the Planning Code to provide that in the Ocean Avenue Neighborhood Commercial Transit District a Health Service Use, whether Principal or Accessory, requires a Conditional Use authorization on the ground story and is permitted above the ground story; 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.

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.

09/04/18; RESPONSE RECEIVED. 07/26/2018 - The Planning Commission conducted a duly noticed public hearing and recommended approval of the proposed legislation.

Heard in Committee. Speakers: Jen Low (Office of Supervisor Norman Yee); Audrey Butkus (Planning Department); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Tang, Kim, Safai

170844 [Hearing - Utility Undergrounding]**Sponsor: Fewer**

Hearing on the status of a master plan regarding utility undergrounding in San Francisco; and requesting Public Works to report.

07/18/17; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

07/21/17; REFERRED TO DEPARTMENT. Referred to Public Works for informational purposes and requesting the department to report.

10/16/17; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Supervisor Sandra Lee Fewer (Board of Supervisors); John Thomas (Public Works); presented information and answered questions raised throughout the discussion. Anne Brubaker (San Francisco Coalition to Underground Utilities); Marc Snyder; Carol Ann Rogers (Russian Hill Neighbors); Randall Brubaker (San Francisco Coalition to Underground Utilities); Sarah Taber (Russian Hill Neighbors); Janet Crane; Richard Cardello; (Russian Hill Neighbors); spoke on various concerns relating to the hearing matter.

03/30/18; REMAIN ACTIVE. 3/30/2018 - Supervisor Fewer requested that this matter remain open for an additional six months; 9/30/2018

Heard in Committee. Speakers: Supervisor Sandra Lee Fewer (Board of Supervisors); Debra Lutske (Public Works); spoke on various concerns relating to the hearing matter.

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

Ayes: 3 - Tang, Kim, Safai

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 1:53 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.