



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: Aaron Peskin, Ahsha Safai, Dean Preston

Clerk: Erica Major (415) 554-4441

Monday, March 30, 2020

3:00 PM

Special Meeting

Present: 3 - Aaron Peskin, Ahsha Safai, and Dean Preston

The Land Use and Transportation Committee met in remote special session on Monday, March 30, 2020, with Chair Aaron Peskin presiding. Chair Peskin called the meeting to order at 3:02 p.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Peskin, Vice Chair Safai, and Member Preston were noted present. A quorum was present.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

191075 [Planning, Administrative Codes - Residential Occupancy]**Sponsor: Peskin**

Ordinance amending the Planning Code to create the Intermediate Length Occupancy residential use characteristic; amending the Administrative Code to clarify existing law regarding the enforceability of fixed-term leases in rental units covered by the just cause protections of the Residential Rent Stabilization and Arbitration Ordinance (the "Rent Ordinance"), prohibit the use of rental units for temporary occupancies by non-tenants, require landlords to disclose in advertisements for such units that the units are subject to the Rent Ordinance, and authorize enforcement through administrative and/or civil penalties; requiring the Controller to conduct a study to analyze the impacts of new Intermediate Length Occupancy units in the City; 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.

10/22/19; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/21/2019.

10/30/19; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

11/22/19; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

01/14/20; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Peskin introduced a substitute Ordinance bearing the same title.

01/22/20; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

02/11/20; RESPONSE RECEIVED. On January 30, 2020, the Planning Commission met and held a duly noticed hearing and recommended approval with modification for the proposed legislation.

02/24/20; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Fred Brousseau (Budget and Legislative Analyst's Office); Diego Sanchez (Planning Department); presented information and answered questions raised throughout the discussion. Greg Pennington; Gurvant Shah; J. Scott Weaver (San Francisco Tenant Union); Lenea Maibaum (Housing Rights Committee); Amelia Rubio; Javiar Ramon; Ran Thompson; Adrian Anzaldua; Lisa Aubrey; Brooke Turner (Coalition of Better Housing); spoke in support of the hearing matter. Bri Seoane (Ronald McDonald House Charities Bay Area); Jeff Jerden (Veritas Investments); spoke in opposition of the hearing matter. Susan Marsh; Linda Chapman (Nob Hill Neighbors); Kiana Martinez (Housing Rights Committee); Deepa Varma (San Francisco Tenants Union); Bri Shashe; Palo Mar; Lorraine Petty and Kathy Lipscomb (Senior and Disability Action); Sarah Shortt (Housing Rights Committee); Eli Soko; Tyler Show; (Council of Community Housing Organizations); Jeanine Nu; spoke on various concerns relating to the hearing matter.

02/24/20; CONTINUED AS AMENDED.

02/28/20; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

03/02/20; CONTINUED. Heard in Committee. Speaker: Diego Sanchez (Planning Department); presented information and answered questions raised throughout the discussion.

03/09/20; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speaker: Linda Chapman (Nob Hill Neighbors); spoke on various concerns relating to the hearing matter.

03/09/20; CONTINUED AS AMENDED.

Heard in Committee. Speakers: None.

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

Ayes: 3 - Peskin, Safai, Preston

191150 [Building Code - Mandatory Disability Access Improvements for Places of Public Accommodation - Extension of Time Deadlines]

Sponsor: Yee

Ordinance amending the Building Code to extend for the time for existing buildings with a place of public accommodation to comply with the requirement to have all primary entries and paths of travel into the building accessible to persons with disabilities or to receive a City determination of equivalent facilitation, technical infeasibility, or unreasonable hardship, to extend the period for granting extensions from those deadlines, and to extend the time for the Department of Building Inspection's Report to the Board of Supervisors.

11/12/19; ASSIGNED to Land Use and Transportation Committee. President Yee waived the 30 Day Rule pursuant to Board Rule 3.22.

11/20/19; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for comment and recommendation; Mayor's Office on Disability for informational purposes; and Small Business Commission for comment and recommendation.

11/22/19; RESPONSE RECEIVED. On November 20, 2019, the Commission met and held a duly noticed meeting and recommended approval of the proposed legislation.

02/04/20; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Yee introduced a substitute Ordinance bearing a new title

02/12/20; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for comment and recommendation; Small Business Commission for comment and recommendation; and Mayor's Office on Disability for informational purposes.

02/14/20; RESPONSE RECEIVED. On February 13, 2020, the Commission met and held a duly noticed hearing and recommended approval of the proposed legislation.

Heard in Committee. Speakers: William Strawn and Thomas Fessler (Department of Building Inspection); Regina Dick-Endrizzi, Executive Director (Small Business Commission); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Peskin, Safai, Preston

200077 [Planning, Various Codes - Technical Corrections]

Ordinance amending the Planning Code to correct typographical errors, update outdated cross-references, and make non-substantive revisions to clarify or simplify Code language; amending Article 4 to move the language regarding timing of fee payments to the beginning of the Article and cross-reference it in the individual impact fee sections, and to add an additional fee waiver based on the replacement of gross floor area in buildings damaged or destroyed by fire or other calamity; amending the Administrative, Health, and Police Codes to correct outdated Planning Code cross-references; 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) 01/23/20; RECEIVED FROM DEPARTMENT.

02/04/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/5/2020.

02/12/20; REFERRED TO DEPARTMENT. Referred to the Department of Building Inspection, Department of Public Health, Entertainment Commission, Public Works, Police Department, Municipal Transportation Agency for informational purposes.

02/21/20; RECEIVED FROM DEPARTMENT.

03/03/20; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. The Planning Commission introduced a substitute Ordinance bearing the same title.

03/11/20; REFERRED TO DEPARTMENT. Referred to the Department of Building Inspection, Department of Public Health, Entertainment Commission, Public Works, Police Department, Municipal Transportation Agency for informational purposes.

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

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

Ayes: 3 - Peskin, Safai, Preston

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 3:21 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.