



**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, July 20, 2020**

**1:30 PM**

**Regular Meeting**

---

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

*The Land Use and Transportation Committee met in regular session through videoconferencing, and provided public comment through teleconferencing, on Monday, July 20, 2020, with Chair Aaron Peskin presiding. Chair Peskin called the meeting to order at 1:35 p.m.*

**Remote Access to Information and Participation**

*In accordance with Governor Newsom's Executive Order No. N-33-20 declaring a State of Emergency regarding the COVID-19 outbreak and Mayor London N. Breed's Proclamation declaring a Local Emergency issued on February 25, 2020, including the guidance for gatherings issued by the San Francisco Department of Public Health Officer, aggressive directives were issued to reduce the spread of COVID-19. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely (via Microsoft Teams) and will allow remote public comment via teleconference. Visit the SFGovTV website at ([www.sfgovtv.org](http://www.sfgovtv.org)) to stream the live meetings, or to watch meetings on demand. Members of the public are encouraged to participate remotely via detailed instructions on participating via teleconference available at: <https://sfbos.org/remote-meeting-call>.*

*Members of the public may participate by phone or may submit their comments by email to: [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org); all comments received will be made a part of the official record. Regularly-scheduled Land Use and Transportation Committee Meetings begin at 1:30 p.m. every Monday. Committee agendas and their associated documents are available at <https://sfbos.org/committees>.*

**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.*

**200215 [Planning Code - Arts Activities, Social Service or Philanthropic Facilities, and COVID-19 Recovery Activities as Temporary Uses; Fee Waiver for COVID-19 Recovery Activities]**

**Sponsors: Ronen; Fewer, Walton, Haney and Peskin**

Ordinance amending the Planning Code to allow Arts Activities, and Social Service or Philanthropic Facilities, and COVID-19 Recovery Activities as a temporary use in vacant ground-floor commercial space; 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.

02/25/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/26/2020.

03/03/20; 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.

04/02/20; 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.

07/09/20; RESPONSE RECEIVED. On June 25, 2020, the Planning Commission met and held a duly noticed hearing and recommended approval with the modifications for the proposed legislation.

Ayes: 3 - Peskin, Safai, Preston

Ordinance amending the Planning Code to allow Arts Activities, and Social Service or Philanthropic Facilities, and COVID-19 Recovery Activities as a temporary use in vacant ground-floor commercial space; 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.

**Member Preston moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation meeting of July 27, 2020. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

**200421 [Planning Code - Continuation of Use for Certain Nonconforming Parking Lots - Mission Street Neighborhood Commercial Transit District]****Sponsor: Ronen**

Ordinance amending the Planning Code to allow in the Mission Street Neighborhood Commercial Transit District the continuance of a nonconforming parking lot that is on the site of a designated City landmark; 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.

04/07/20; 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.

04/28/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/28/2020.

05/06/20; 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.

07/17/20; RESPONSE RECEIVED. On July 15, 2020, and July 16, 2020, the Commission met and held a duly notice hearing and recommended approval of the proposed project.

*Heard in Committee. Speakers: Supervisor Hillary Ronen (Board of Supervisors); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion.*

**RECOMMENDED by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

**200143 [Planning Code - Zoning Controls - Urban Mixed Use District - Office Uses]****Sponsor: Ronen**

Ordinance amending the Planning Code to provide that in the Urban Mixed Use District all office uses are prohibited, except that a professional service, financial service, or medical service is allowed as a conditional use on the ground floor when primarily open to the general public on a client-oriented basis; 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 welfare under Planning Code, Section 302.

02/11/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/12/2020.

02/18/20; 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.

02/28/20; 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.

04/23/20; RESPONSE RECEIVED. On April 23, 2020, the Commission met and held a duly noticed hearing and recommended approval with modifications for the proposed legislation.

04/27/20; CONTINUED. Heard in Committee. Speakers: Amy Beinart (Office of Supervisor Hilary Ronen); presented information and answered questions raised throughout the discussion. Corey Smith (San Francisco Housing Action Coalition); Speaker (Carpenters Union); spoke in support of the hearing matter. Tuija Catalano (Reuben, Junius and Rose, LLP); Ahmad Mohazzed; Tim Colon; Jonathan Whitman; spoke on various concerns relating to the hearing matter.

05/04/20; CONTINUED. Heard in Committee. Speakers: Amy Beinart (Office of Supervisor Hillary Ronen); presented information and answered questions raised throughout the discussion. Garrett Mills; spoke in support of the hearing matter. Theo Gordon; spoke in opposition of the hearing matter.

05/11/20; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speaker: Amy Beinart (Office of Supervisor Hillary Ronen); presented information and answered questions raised throughout the discussion.

*Heard in Committee. Speakers: Hillary Ronen (Board of Supervisors); presented information and answered questions raised throughout the discussion. Sharon Stoyer; Speaker; Maria Tardez; Yugel Rodriguez; Peter Can; Hannah Carl (Project Commotion); Valerie Imus (Southern Exposure); Rodrigo Duran (Carnival); Katie Petro; Britt Marie Alm (Love Fest Fibers); Chris Posey (Restoration Limited); Corey Smith (San Francisco Housing Action Coalition); Jacob Adayardi; Sophia Green; spoke in support of the hearing matter. Tuija Catalano (Reuben, Junius, and Rose); Jonathan Wickman; spoke on various concerns relating to the hearing matter.*

**Member Preston moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 3-4, by adding 'Mission Area Plan portion of the' and 'not in a landmark building'; on Page 3, Lines 2-3, by adding 'Prohibition of Office Uses in the Mission Area Plan Area. Except for Professional Services, Financial Services, Medical Services, and Office Uses in Landmark Buildings, Office Uses are prohibited in the Mission Area Plan area.'; on Page 4, Lines 21-22, by adding 'generally prohibited in the Mission Area Plan and elsewhere are restricted to the upper floors of multiple story buildings'; and adding other clarifying and conforming changes. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

Ordinance amending the Planning Code to provide that in the Mission Area Plan portion of the Urban Mixed Use District all office uses not in a landmark building are prohibited, except that a Professional Service, Financial Service, or Medical Service is allowed as a conditional use on the ground floor when primarily open to the general public on a client-oriented basis; 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 welfare under Planning Code, Section 302.

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

Ayes: 3 - Peskin, Safai, Preston

### **200677 [Initiating Landmark Designation - Zakheim's History of Medicine in California Frescoes]**

**Sponsor: Peskin**

Resolution initiating a landmark designation under Article 10 of the Planning Code for the History of Medicine in California frescoes at the University of California San Francisco, Parnassus Campus, painted by Jewish artist Bernard Zakheim.

06/23/20; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

07/02/20; REFERRED TO DEPARTMENT. Referred to the Planning Department and Historic Preservation Commission for informational purposes.

*Heard in Committee. Speakers: Woody LaBounty (SF Heritage); Brian Newman (University of California of San Francisco); Marcelle Boudreaux (Planning Department); presented information and answered questions raised throughout the discussion. Robert Turney; Richard Roffman; spoke in support of the hearing matter.*

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

Ayes: 3 - Peskin, Safai, Preston

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

**Chair Peskin moved to excuse Vice Chair Safai from the Land Use and Transportation meeting beginning at 5:08 p.m. The motion carried by the following vote:**

Ayes: 2 - Peskin, Preston

Excused: 1 - Safai

*Vice Chair Safai was noted absent at 5:08 p.m. and for the remainder of the meeting.*

Chair Peskin requested File Nos. 200557, 200556, 200558, and 200559 be called together.

## **200557 [General Plan - Amendments to the Market and Octavia Area Plan]**

### **Sponsor: Mayor**

Ordinance amending the General Plan to amend the Market and Octavia Area Plan; making conforming amendments to the Arts Element and the Housing Element; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302. (Planning Department)

05/29/20; RECEIVED FROM DEPARTMENT.

06/09/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/9/2020.

07/03/20; NOTICED. 10-Day Notice for 7/13/2020 Land Use and Transportation Committee hearing published in the Examiner and posted, per Government Code Sections 65091, 65090(a), and 65092(a).

07/13/20; CONTINUED. Heard in Committee. Speakers: AnMarie Rodgers and Lily Langlois (Planning Department); presented information and answered questions raised throughout the discussion. Mike Channan; Melinda Binn; Giganna; Corey Smith (San Francisco Housing Action Coalition); Sam Dutch; Sarah Oglesby; Francisco Gordon; Jim Chapel (SPUR); Tracy Everwine, Executive Director (Civic Center Community Benefit District); Ian Street (Local 22); Alex Lantsberg (San Francisco Electrical Construction Industry); Danny Campbell (Sheetmetal Workers Union Local 104); Jim Hass; Robert Fruckman; spoke in support of the hearing matter. Jason Henderson (Market and Octavia Citizens Advisory Committee); Daniel Harvey; Francisco Da Costa; Anastasia Yovanopoulos (San Francisco Tenants Union); Teress Walburg; Jon Jacobo; Glenn Buse (Central Coalition); Larissa Pedroncelli; Angelica Cabande (SOMCAN); Kelly Hill; Riley Avron; spoke on various concerns relating to the hearing matter.

*Heard in Committee. Speakers: Lily Langlois (Planning Department); presented information and answered questions raised throughout the discussion. Christopher Statton (Clarion Alley Mural Project); Tin Tomson; Gary Gregerson (Redstone Labor Temple Association); Daniel Greg (Local 22 Carpenters Union); Mary Sargent (Calle 24 Latino Cultural District); Sam Dutch; Adamina Rodriguez; Angelica Cabante (SOMCAN); Anatasia Youvanapolus); Claire Mable (SOMCAN); Martin Munuez; Gabe Vorden (San Francisco YIMBY); Enrique Santos (SOMCAN); Natalie Nagano; Lorenzo Estana (Central City Coalition); Tracy Rosenberg, Executive Director (Media Alliance); Speaker (Save the Hill); Eric Caraguay (Calle 24 Latino Cultural District); Jim Hash; Samantha; Tess Welborn and Jon Jacobo (Central City Coalition); Melanie Petty (Senior and Disability Action); Patty Belle; Larissa Penicelli; spoke in support of the hearing matter. Tim Paulson (San Francisco Building Trades Councils); David Woo (SOMA Pilipinas); A. Carol; Corey Smith (San Francisco Housing Action Coalition); Jason Henderson (Market and Octavia Community Advisory Committee); Glen Say (Central City Coalition); Robert Fruckman; Cassandra Costello; Speaker; spoke on various concerns relating to the hearing matter.*

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

Ayes: 2 - Peskin, Preston

Excused: 1 - Safai



**200556 [Zoning Map - Van Ness and Market Residential Special Use District]****Sponsor: Mayor**

Ordinance amending the Zoning Map of the Planning Code to amend the boundaries of the Van Ness and Market Residential Special Use District, and making other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with amendments to the Market and Octavia Area Plan, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302. (Planning Commission)

05/29/20; RECEIVED FROM DEPARTMENT.

06/09/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/9/2020.

06/23/20; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. Mayor Breed introduced a substitute ordinance bearing the same title.

07/02/20; RESPONSE RECEIVED. Planning noted the content in the substitute legislation was discussed by the Planning Commission at the adoption hearing in May 2020.

07/03/20; NOTICED. 10-Day Notice for Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

07/13/20; CONTINUED. Heard in Committee. Speakers: AnMarie Rodgers and Lily Langlois (Planning Department); presented information and answered questions raised throughout the discussion. Mike Channan; Melinda Binn; Giganna; Corey Smith (San Francisco Housing Action Coalition); Sam Dutch; Sarah Oglesby; Francisco Gordon; Jim Chapel (SPUR); Tracy Everwine, Executive Director (Civic Center Community Benefit District); Ian Street (Local 22); Alex Lantsberg (San Francisco Electrical Construction Industry); Danny Campbell (Sheetmetal Workers Union Local 104); Jim Hass; Robert Fruckman; spoke in support of the hearing matter. Jason Henderson (Market and Octavia Citizens Advisory Committee); Daniel Harvey; Francisco Da Costa; Anastasia Yovanopoulos (San Francisco Tenants Union); Teress Walburg; Jon Jacobo; Glenn Buse (Central Coalition); Larissa Pedroncelli; Angelica Cabande (SOMCAN); Kelly Hill; Riley Avron; spoke on various concerns relating to the hearing matter.

*Heard in Committee. Speakers: Lily Langlois (Planning Department); presented information and answered questions raised throughout the discussion. Christopher Statton (Clarion Alley Mural Project); Tin Tomson; Gary Gregerson (Redstone Labor Temple Association); Daniel Greg (Local 22 Carpenters Union); Mary Sargent (Calle 24 Latino Cultural District); Sam Dutch; Adamina Rodriguez; Angelica Cabante (SOMCAN); Anastasia Youvanapolus); Claire Mable (SOMCAN); Martin Munuez; Gabe Vorden (San Francisco YIMBY); Enrique Santos (SOMCAN); Natalie Nagano; Lorenzo Estana (Central City Coalition); Tracy Rosenberg, Executive Director (Media Alliance); Speaker (Save the Hill); Eric Caraguay (Calle 24 Latino Cultural District); Jim Hash; Samantha; Tess Welborn and Jon Jacobo (Central City Coalition); Melanie Petty (Senior and Disability Action); Patty Belle; Larissa Penicelli; spoke in support of the hearing matter. Tim Paulson (San Francisco Building Trades Councils); David Woo (SOMA Pilipinas); A. Carol; Corey Smith (San Francisco Housing Action Coalition); Jason Henderson (Market and Octavia Community Advisory Committee); Glen Say (Central City Coalition); Robert Fruckman; Cassandra Costello; Speaker; spoke on various concerns relating to the hearing matter.*

Member Preston requested that File No. 200556 be **DUPLICATED**.

**DUPLICATED**

*See Duplicated File No. 200782*

**Member Preston moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, by amending the Zoning Use District Map ZN07, Height and Bulk District Map HT07, and Special Use District Map SU07 to expand the Van Ness and Market Residential Special Use District, change the zoning district for certain parcels, and change height and bulk controls, consistent with related amendments to the Market and Octavia Area Plan; and making other clarifying and conforming changes. The motion carried by the following vote:**

Ayes: 2 - Peskin, Preston

Excused: 1 - Safai

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

Ayes: 2 - Peskin, Preston

Excused: 1 - Safai

## **200782 [Zoning Map - Van Ness and Market Residential Special Use District]**

**Sponsor: Mayor**

Ordinance amending the Zoning Map of the Planning Code to amend the boundaries of the Van Ness and Market Residential Special Use District, and making other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with amendments to the Market and Octavia Area Plan, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

*Duplicated from File No. 200556.*

*Member Preston moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, by amending the Zoning Use District Map ZN07, Height and Bulk District Map HT07, and Special Use District Map SU07 to expand the Van Ness and Market Residential Special Use District, change the zoning district for certain parcels, and change height and bulk controls, consistent with related amendments to the Market and Octavia Area Plan; and making other clarifying and conforming changes. The motion carried by the following vote:*

*Ayes: 2 - Peskin, Preston*

*Excused: 1 - Safai*

*Chair Peskin moved to RESCIND the previous vote:*

*Ayes: 2 - Peskin, Preston*

*Excused: 1 - Safai*

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

Ayes: 2 - Peskin, Preston

Excused: 1 - Safai



## **200558 [Business and Tax Regulations, Planning Codes - Hub Housing Sustainability District]**

### **Sponsor: Mayor**

Ordinance amending the Business and Tax Regulations and Planning Codes to create the Hub Housing Sustainability District, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight 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. (Planning Commission)

05/29/20; RECEIVED FROM DEPARTMENT.

06/09/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/9/2020.

06/22/20; REFERRED TO DEPARTMENT. Referred to the Board of Appeals for informational purposes.

07/13/20; CONTINUED. Heard in Committee. Speakers: AnMarie Rodgers and Lily Langlois (Planning Department); presented information and answered questions raised throughout the discussion. Mike Channan; Melinda Binn; Giganna; Corey Smith (San Francisco Housing Action Coalition); Sam Dutch; Sarah Oglesby; Francisco Gordon; Jim Chapel (SPUR); Tracy Everwine, Executive Director (Civic Center Community Benefit District); Ian Street (Local 22); Alex Lantsberg (San Francisco Electrical Construction Industry); Danny Campbell (Sheetmetal Workers Union Local 104); Jim Hass; Robert Fruckman; spoke in support of the hearing matter. Jason Henderson (Market and Octavia Citizens Advisory Committee); Daniel Harvey; Francisco Da Costa; Anastasia Yovanopoulos (San Francisco Tenants Union); Teress Walburg; Jon Jacobo; Glenn Buse (Central Coalition); Larissa Pedroncelli; Angelica Cabande (SOMCAN); Kelly Hill; Riley Avron; spoke on various concerns relating to the hearing matter.

*Heard in Committee. Speakers: Lily Langlois (Planning Department); presented information and answered questions raised throughout the discussion. Christopher Statton (Clarion Alley Mural Project); Tin Tomson; Gary Gregerson (Redstone Labor Temple Association); Daniel Greg (Local 22 Carpenters Union); Mary Sargent (Calle 24 Latino Cultural District); Sam Dutch; Adamina Rodriguez; Angelica Cabante (SOMCAN); Anatasia Youvanapolus); Claire Mable (SOMCAN); Martin Munuez; Gabe Vorden (San Francisco YIMBY); Enrique Santos (SOMCAN); Natalie Nagano; Lorenzo Estana (Central City Coalition); Tracy Rosenberg, Executive Director (Media Alliance); Speaker (Save the Hill); Eric Caraguay (Calle 24 Latino Cultural District); Jim Hash; Samantha; Tess Welborn and Jon Jacobo (Central City Coalition); Melanie Petty (Senior and Disability Action); Patty Belle; Larissa Penicelli; spoke in support of the hearing matter. Tim Paulson (San Francisco Building Trades Councils); David Woo (SOMA Pilipinas); A. Carol; Corey Smith (San Francisco Housing Action Coalition); Jason Henderson (Market and Octavia Community Advisory Committee); Glen Say (Central City Coalition); Robert Fruckman; Cassandra Costello; Speaker; spoke on various concerns relating to the hearing matter.*

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

Ayes: 3 - Peskin, Safai, Preston

## **200559 [Planning Code - Amendments to the Van Ness and Market Downtown Residential Special Use District]**

### **Sponsor: Mayor**

Ordinance amending the Planning Code to amend the Van Ness and Market Downtown Residential Special Use District, to encourage additional housing and uses that support neighborhood residents and businesses, and to give effect to amendments to the Market and Octavia Area Plan; amending Planning Code, Sections 145.4, 151.1, 155, 207.6, 249.33, 260, 261.1, 263.19, 270, 270.2, 309, 341.5, 401, 411A.5, 416.3, 421.5, 424.1, 424.3, 424.4, and 424.5; adding new Planning Code, Section 425, to create the Van Ness and Market Community Facilities Fee and Fund; and making environmental findings, including adopting a statement of overriding considerations, 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. (Planning Commission)

05/29/20; RECEIVED FROM DEPARTMENT.

06/09/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/9/2020.

06/23/20; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. Mayor Breed introduced a substitute Ordinance bearing a new title.

07/02/20; RESPONSE RECEIVED. Planning noted the content in the substitute legislation was discussed by the Planning Commission at the adoption hearing in May 2020.

07/03/20; NOTICED. First 10-Day Fee Ad for 7/13/2020 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

07/08/20; NOTICED. Second 10-Day Fee Ad for 7/13/2020 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

07/13/20; CONTINUED. Heard in Committee. Speakers: AnMarie Rodgers and Lily Langlois (Planning Department); presented information and answered questions raised throughout the discussion. Mike Channan; Melinda Binn; Giganna; Corey Smith (San Francisco Housing Action Coalition); Sam Dutch; Sarah Oglesby; Francisco Gordon; Jim Chapel (SPUR); Tracy Everwine, Executive Director (Civic Center Community Benefit District); Ian Street (Local 22); Alex Lantsberg (San Francisco Electrical Construction Industry); Danny Campbell (Sheetmetal Workers Union Local 104); Jim Hass; Robert Fruckman; spoke in support of the hearing matter. Jason Henderson (Market and Octavia Citizens Advisory Committee); Daniel Harvey; Francisco Da Costa; Anastasia Yovanopoulos (San Francisco Tenants Union); Teress Walburg; Jon Jacobo; Glenn Buse (Central Coalition); Larissa Pedroncelli; Angelica Cabande (SOMCAN); Kelly Hill; Riley Avron; spoke on various concerns relating to the hearing matter.

*Heard in Committee. Speakers: Lily Langlois (Planning Department); presented information and answered questions raised throughout the discussion. Christopher Statton (Clarion Alley Mural Project); Tin Tomson; Gary Gregerson (Redstone Labor Temple Association); Daniel Greg (Local 22 Carpenters Union); Mary Sargent (Calle 24 Latino Cultural District); Sam Dutch; Adamina Rodriguez; Angelica Cabante (SOMCAN); Anatasia Youvanapolus); Claire Mable (SOMCAN); Martin Munuez; Gabe Vorden (San Francisco YIMBY); Enrique Santos (SOMCAN); Natalie Nagano; Lorenzo Estana (Central City Coalition); Tracy Rosenberg, Executive Director (Media Alliance); Speaker (Save the Hill); Eric Caraguay (Calle 24 Latino Cultural District); Jim Hash; Samantha; Tess Welborn and Jon Jacobo (Central City Coalition); Melanie Petty (Senior and Disability Action); Patty Belle; Larissa Penicelli; spoke in support of the hearing matter. Tim Paulson (San Francisco Building Trades Councils); David Woo (SOMA Pilipinas); A. Carol; Corey Smith (San Francisco Housing Action Coalition); Jason Henderson (Market and Octavia Community Advisory Committee); Glen Say (Central City Coalition); Robert Fruckman; Cassandra Costello; Speaker; spoke on various concerns relating to the hearing matter.*

*Member Preston requested that File No. 200559 be DUPLICATED.*

**DUPLICATED**

See Duplicate File No. 200783

**Member Preston moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 16, Lines 8-11, by adding ‘upon approval by the Planning Director and the Director of the Mayor’s Office of Housing and Community Development of the methodology to calculate the equivalency of the fees required under sections 416 and 424 to the alternatives set forth in Section 415.5(g)’; on Page 16, Lines 12-17, by adding ‘The Planning Department, in consultation with the Mayor’s Office of Housing and Community Development, is authorized to prepare rules or regulations to establish this methodology, and to bring those rules or regulations to the Planning Commission for inclusion in the Procedures Manual, as set forth in Section 415.’; and adding other clarifying and conforming changes. The motion carried by the following vote:**

Ayes: 2 - Peskin, Preston

Excused: 1 - Safai

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

Ayes: 2 - Peskin, Preston

Excused: 1 - Safai

### **200783 [Planning Code - Amendments to the Van Ness and Market Downtown Residential Special Use District]**

**Sponsor: Mayor**

Ordinance amending the Planning Code to amend the Van Ness and Market Downtown Residential Special Use District, to encourage additional housing and uses that support neighborhood residents and businesses, and to give effect to amendments to the Market and Octavia Area Plan; amending Planning Code, Sections 145.4, 151.1, 155, 207.6, 249.33, 260, 261.1, 263.19, 270, 270.2, 309, 341.5, 401, 411A.5, 416.3, 421.5, 424.1, 424.3, 424.4, and 424.5; adding new Planning Code, Section 425, to create the Van Ness and Market Community Facilities Fee and Fund; and making environmental findings, including adopting a statement of overriding considerations, 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.

*Duplicated from File No. 200559*

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

Ayes: 2 - Peskin, Preston

Excused: 1 - Safai

## **ADJOURNMENT**

*There being no further business, the Land Use and Transportation Committee adjourned at the hour of 5:38 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.*