



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, October 26, 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, October 26, 2020, with Chair Aaron Peskin presiding. Chair Peskin called the meeting to order at 1:33 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) 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; 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 of each month. 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.

REGULAR AGENDA

200701 [Building Code, Environment Code - Mandating New Construction Be All-Electric]**Sponsors: Mandelman; Preston**

Ordinance amending the Building Code to require new construction to utilize only electric power; amending Environment Code to provide public hearings on implementation of all-electric requirement; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this ordinance to the California Building Standards Commission upon final passage.

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

07/08/20; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Building Inspection Commission pursuant to Charter, Section D3.750-5.

08/21/20; RESPONSE RECEIVED. On August 19, 2020, the Commission met and held a duly noticed meeting and recommended approval of the proposed legislation.

09/11/20; RESPONSE RECEIVED. The Commission on the Environment submitted their Resolution in response to the proposed legislation.

09/21/20; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Supervisor Rafael Mandelman (Board of Supervisors); James Zhan (Department of Building Inspection); Anne Pearson (Office of the City Attorney); Deborah Raphael, Director, and Cyndy Comerford (Department of the Environment); presented information and answered questions raised throughout the discussion. Harold Fissinger; Bert Rodriguez; Maura McKnight (Business Council on Climate Change); Daniella Cortiz (Flatline); Corey Smith (San Francisco Housing Action Coalition); Helena Brickie; Nan Fresco; Sara Sheer; Elizabeth Balkan (Natural Resources Defense Council); Speaker; Matthew Levin; Diana Joy; Steven Liking; Trip; Paul Wormer; Eric Mavous; Zack; Melissa Yu (Sierra Club); Celia; Chris; Rebecca Barker (Earth Justice); Melissa Lionheart; Fierstein Yower; Gabe Wilson; John Anderson; Speaker; Jennifer Feng; Daniel Tahara; spoke in support of the hearing matter. Dave Fahey (Local 38); Gabriel Goffman; Speaker; Tom Ensel; spoke on various concerns relating to the hearing matter.

09/21/20; CONTINUED AS AMENDED.

10/05/20; CONTINUED. Heard in Committee. Speakers: Supervisor Rafael Mandelman (Board of Supervisors); Kristen Jensen (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Steven Guttman; Corey Smith (San Francisco Housing Action Coalition); Dave Gaufman; Elaina Engel; Chris; Jonie Eisen; Paul Wermer; Daniel Tahara; Matt Gough (Sierra Club); Melissa Yu; Mark Zinger; Jennifer Feng; spoke in support of the hearing matter. Speaker (Local 38); Anastasia Yovanopoulos; Sean Keak; spoke in opposition of the hearing matter. Speaker; spoke on various concerns relating to the hearing matter.

10/19/20; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Supervisor Rafael Mandelman (Board of Supervisors); Anne Pearson (Office of the City Attorney); Leigh Lutenski (Office of Economic and Workforce Development); Charles Sullivan (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Joe Coffee; Speaker; Sarah Greenwald; Bruce Wolf; Daniel Tahara and Helena Burke (San Francisco Climate Emergency Coalition); Rebecca Barker; Paul Wermer; Alex Landford; Jonie Eisen; Melissa Yu (Sierra Club); Amy Liden; David Pilpel; Sarah Sheer; Anastasia Yovanopoulos; spoke in support of the hearing matter. Speaker (Local 38); spoke on various concerns relating to the hearing matter.

10/19/20; CONTINUED AS AMENDED.

Vice Chair Safai requested this matter be DUPLICATED.

DUPLICATED

Heard in Committee. Speakers: Supervisor Rafael Mandelman (Board of Supervisors); Deborah Rafael, Director (Department of the Environment); presented information and answered questions raised throughout the discussion. Joan Coffee; Joni Eisen; Jennifer Heggie (350 San Francisco); Paul Wormer; Heidi Peterson; Stephanie; Beverly Scarp; Sara Greenwald; Daniel Tahara (San Francisco Climate Coalition); Paul; John Accoucheur; Erika Reinhardt (San Francisco Climate Coalition); Alana Engel; Gabriel Goffman; Melissa Yu (Sierra Club); Jennifer Feng; Chris; Mark Zier; Bruce Bagel; spoke in support of the hearing matter. Dave Sheehy (Local 38); Speaker; Emily Abraham (San Francisco Chamber of Commerce); spoke on various concerns relating to the hearing matter.

Member Preston requested to be added as a co-sponsor.

See duplicated File No. 201217.

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

Ayes: 3 - Peskin, Safai, Preston

201217 [Building Code, Environment Code - Mandating New Construction Be All-Electric]

Sponsors: Mandelman; Preston

Ordinance amending the Building Code to require new construction to utilize only electric power; amending Environment Code to provide public hearings on implementation of all-electric requirement; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this ordinance to the California Building Standards Commission upon final passage.

Duplicated from File No. 200701.

Vice Chair Safai moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee of November 2, 2020. The motion carried by the following vote:

Ayes: 3 - Peskin, Safai, Preston

200948 [Administrative Code - Community Opportunity to Purchase Act]**Sponsors: Fewer; Walton, Yee, Mandelman, Mar, Preston and Peskin**

Ordinance amending the Administrative Code to require sellers of multifamily residential buildings to provide a new right of first offer and right of first refusal to qualified nonprofit organizations if a multifamily residential building is not under contract or remains unsold after one year and after each year thereafter; require sellers to provide additional disclosures to qualified nonprofit organizations; provide information to current tenants, and assist qualified nonprofits with due diligence; and allow multifamily residential buildings acquired by qualified nonprofit organizations under the Community Opportunity to Purchase Act (COPA) to convert to a limited equity cooperative under Subdivision Code Division 11; and exclude from COPA land dedications to the City and County of San Francisco.

08/18/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 9/17/2020.

08/25/20; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and Community Development and the Rent Board for informational purposes.

10/19/20; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Supervisor Sandra Lee Fewer (Board of Supervisors); presented information and answered questions raised throughout the discussion. Speaker; Bruce Wolf; spoke in support of the hearing matter. Peter Cohen (Council of Community Housing Organization); Linda Chapman; Anastasia Yovanopoulos; spoke on various concerns relating to the hearing matter.

Vice Chair Preston requested to be added as a co-sponsor.

10/19/20; CONTINUED AS AMENDED.

Heard in Committee. Speaker: Ian Fregosi (Office of Supervisor Sandra Lee Fewer); presented information and answered questions raised throughout the discussion.

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

Chair Peskin moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. 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 2:46 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.