



**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*

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**Monday, April 13, 2020**

**1:30 PM**

**Regular Meeting**

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

*The Land Use and Transportation Committee met in remote regular session on Monday, April 13, 2020, with Chair Aaron Peskin presiding. Chair Peskin called the meeting to order at 1:33 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

### 191302 [Street Name Change - Steuart Street to Steuart Lane]

**Sponsor: Haney**

Resolution renaming the 200 block of Steuart Street to "Steuart Lane," to honor William M. Steuart, and to further continue his legacy and contributions he has made to the City and County of San Francisco.

12/17/19; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

12/23/19; REFERRED TO DEPARTMENT. Referred to Public Works, Police Department, Municipal Transportation Agency, and Fire Department for responses, pursuant to Public Works Code, Section 423, California Streets and Highways Code, Sections 970.5, 971, 1806, and 5026, and California Government Code, Section 34091.1; Department of Emergency Management for informational purposes.

12/23/19; RESPONSE RECEIVED. The Fire Department noted the proposed legislation will have no effect on SFFD operations.

01/10/20; RESPONSE RECEIVED. The San Francisco Municipal Transportation Agency noted no concerns with the name change, with a few reservations.

02/19/20; RESPONSE RECEIVED. Public Works noted they have completed their investigation to rename Steuart Street and noted no objections.

02/25/20; RESPONSE RECEIVED. The Police Department noted no objections to the name change.

03/12/20; RESPONSE RECEIVED. Public Works submitted their proof of posting pursuant to Streets and Highways Code Section 8320 and 8322.

03/13/20; NOTICED. 10-Day Notice for Land Use and Transportation Committee hearing mailed to property owners and posted on-site, per California Streets and Highways Code Sections 970.5 & 5026, and California Government Code Section 9409.1.

04/03/20; NOTICED. 10 Day Notice for Land Use and Transportation Committee hearing mailed to property owners and posted on-site, per California Streets and Highways Code Sections 970.5 & 5026, and California Government Code Section 9409.1.

*Heard in Committee. Speaker: Abi Rivamonte Mesa (Office of Supervisor Haney); presented information and answered questions raised throughout the discussion. Peter Mislo; 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

**191002 [Planning Code - Geary-Masonic Special Use District]****Sponsor: Stefani**

Ordinance amending the Planning Code to modify the Geary-Masonic Special Use District regarding minimum parking requirements, ground floor ceiling heights, and to allow payment of an inclusionary housing fee; 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.

10/01/19; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/31/2019.

10/08/19; 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.

12/20/19; REMAIN ACTIVE. 12/17/19 - The Board of Supervisors adopted Resolution No. 549-19 (File No. 191274) extending the Planning Commission's review period by 90 days; 4/5/2020.

02/06/20; RESPONSE RECEIVED. On January 23, 2020, the Planning Commission met and held a public hearing and recommended approval with modification for the proposed legislation.

03/06/20; NOTICED. First 10-Day Fee Ad for 3/16/2020 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

03/11/20; NOTICED. Second 10-Day Fee Ad for 3/16/2020 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

04/03/20; NOTICED. First 10-Day Fee Ad for 4/13/2020 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

04/08/20; NOTICED. Second 10-Day Fee Ad for 4/13/2020 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

*Heard in Committee. Speakers: Supervisor Catherine Stefani (Board of Supervisors); Veronica Flores (Planning Department); Cyrus Sanandaji, Project Sponsor (Presidio Bay Ventures); presented information and answered questions raised throughout the discussion*

**Member Preston moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 2, Lines 5-11, by adding 'C) Use of Fees. Fees shall be payable to the Development Fee Collection Unit at DBI for deposit into the Citywide Affordable Housing Fund. MOHCD shall designate and separately account for all fees that it receives under this subsection (d)(1). The funds shall be used exclusively to acquire and construct a 100% affordable housing project on a site located within Supervisorial District 2, as it exists as of the effective date of the ordinance amending this Section 249.20 in Board File No. 191002, or on a site located within 1/2 mile of the boundaries of the SUD; or,'.** The motion failed by the following vote:

Ayes: 1 - Preston

Noes: 2 - Peskin, Safai

**Chair Peskin moved that this Ordinance be REFERRED WITHOUT RECOMMENDATION AS COMMITTEE REPORT.** The motion carried by the following vote:

Ayes: 3 - Peskin, Safai, Preston

Chair Peskin requested that File Nos. 200174, 200039, and 200040 be called together.

**200174 [General Plan - Potrero Power Station Mixed-Use Project]**

Ordinance amending the General Plan to revise the Central Waterfront Plan, the Commerce and Industry Element, the Recreation and Open Space Element, the Transportation Element, the Urban Design Element, and the Land Use Index, to reflect the Potrero Power Station Mixed-Use Project; adopting findings 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 340. (Planning Commission)

02/21/20; RECEIVED FROM DEPARTMENT.

03/03/20; ASSIGNED to Land Use and Transportation Committee. 2/27/20 - President Yee waived the 30-day rule pursuant to Board Rule No. 3.22.

03/06/20; NOTICED. 10-Day Notice for 3/16/2020 Land Use and Transportation Committee hearing published in the Examiner and posted, per Government Code Sections 65091, 65090(a), and 65092(a).

04/03/20; NOTICED. 10-Day Notice for 4/13/2020 Land Use and Transportation Committee hearing published in the Examiner, mailed, and posted per Government Code Sections 65091, 65090(a), and 65092(a).

*Heard in Committee. Speakers: Supervisor Shamann Walton (Board of Supervisors); Jon Lau (Office of Economic and Workforce Development); Josh Switsky (Planning Department); presented information and answered questions raised throughout the discussion. Cynthia Gomez (Local 2); Corey Smith (San Francisco Housing Action Coalition); spoke in support of the hearing matter.*

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

Ayes: 3 - Peskin, Safai, Preston

**200039 [Planning Code, Zoning Map - Potrero Power Station Special Use District]****Sponsors: Mayor; Walton**

Ordinance amending the Planning Code and Zoning Map to establish the Potrero Power Station Special Use District, generally bound by 22nd Street and the southern portion of the newly created Craig Lane to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

01/14/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/13/2020.

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; Small Business Commission for comment and recommendation.

02/21/20; RESPONSE RECEIVED. On January 30, 2020, the Planning Commission met and held a duly noticed hearing and recommended approval of the proposed legislation.

02/25/20; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor Breed introduced a substitute Ordinance bearing the same title.

02/28/20; RESPONSE RECEIVED. CEQA clearance under the Potrero Power Station Mixed-use Project Environmental Impact Report 2017-011878ENV, certified January 30, 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; Small Business Commission for comment and recommendation.

03/06/20; NOTICED. 10-Day Notice for 3/16/2020 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

04/03/20; NOTICED. 10-Day Notice for 4/13/2020 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

*Heard in Committee. Speakers: Supervisor Shamann Walton (Board of Supervisors); Jon Lau (Office of Economic and Workforce Development); Josh Switsky (Planning Department); presented information and answered questions raised throughout the discussion. Cynthia Gomez (Local 2); Corey Smith (San Francisco Housing Action Coalition); spoke in support of the hearing matter.*

**Chair Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 17, Lines 7-9, by adding 'Within Active Lane Frontages, a minimum of 20% of the Frontage shall contain Active Uses for Active Lane Frontages as described in subsection (g)(8)(B) of this SUD.'; and adding other clarifying and conforming changes. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Preston  
(Economic Impact)

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

Ayes: 3 - Peskin, Safai, Preston

**200040 [Development Agreement - California Barrel Company LLC - Potrero Power Station Mixed-Use Project]****Sponsors: Mayor; Walton**

Ordinance approving a Development Agreement between the City and County of San Francisco and California Barrel Company LLC, a California limited liability company, for the Potrero Power Station Mixed-Use Project at the approximately 29-acre site generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west, in the southeast part of San Francisco, with various public benefits, including 30% affordable housing and approximately 6.9 acres of publicly-accessible parks and open space; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); making public trust findings in accordance with the approval of a ground lease of Port-owned land; approving specific development impact fees and waiving any conflicting provisions in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 23, 56, 82, and 99, Planning Code, Sections 169 and 138.1, Public Works Code, Section 806(d), and Subdivision Code, Section 1348; and ratifying certain actions taken in connection therewith, as defined herein.

(Economic Impact)

01/14/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/13/2020.

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; Small Business Commission for comment and recommendation.

02/21/20; RESPONSE RECEIVED. On January 30, 2020, the Planning Commission met and held a duly noticed hearing and recommended approval of the proposed legislation.

02/28/20; RESPONSE RECEIVED. CEQA clearance under the Potrero Power Station Mixed-use Project Environmental Impact Report 2017-011878ENV, certified January 30, 2020.

03/06/20; NOTICED. 10-Day Notice Published in the Examiner and mailed to property owners and local agencies pursuant to Planning Code Section 56.8, 306.3, and 56.14 and Government Code Section 65867.

04/03/20; NOTICED. 10-Day Notice Published in the Examiner and mailed to property owners and local agencies pursuant to Planning Code Section 56.8, 306.3, and 56.14 and Government Code Section 65867.

*Heard in Committee. Speakers: Supervisor Shamann Walton (Board of Supervisors); Jon Lau (Office of Economic and Workforce Development); Josh Switsky (Planning Department); presented information and answered questions raised throughout the discussion. Cynthia Gomez (Local 2); Corey Smith (San Francisco Housing Action Coalition); spoke in support of the hearing matter.*

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

Ayes: 3 - Peskin, Safai, Preston

Chair Peskin requested that File Nos. 200086 and 200087 be called together.

## **200086 [Planning Code, Zoning Map - Bayview Industrial Triangle Redevelopment Area Rezoning]**

**Sponsor: Walton**

Ordinance amending the Planning Code by amending the Zoning Map to change the use classification of certain parcels in the Bayview Industrial Redevelopment Project Area (Project Area) from M-1 (Light Industrial) and NC-3 (Moderate-Scale Neighborhood Commercial) to PDR-1-G (General Production, Distribution, and Repair) and NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Districts, and to change the height and bulk classification of certain parcels in the Project Area from 40-X to 65-X; 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.

01/28/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/27/2020.

02/05/20; 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. No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.

03/02/20; RESPONSE RECEIVED. On February 20, 2020, the Planning Commission met and held a duly noticed hearing and recommended approval with comments listed in their transmittal.

03/13/20; NOTICED. 10-Day Notice for Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

04/03/20; NOTICED. 10-Day Notice for Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

*Heard in Committee. Speakers: Supervisor Shamann Walton (Board of Supervisors); Reanna Tong (Planning Department); presented information and answered questions raised throughout the discussion.*

**Chair Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 5, by adding ', M-2 (Heavy Industrial) ' after '(Light Industrial)'; and on Page 2, Line 18, by striking 'M-1' and replacing it with 'M-2' . The motion carried by the following vote:**

Ordinance amending the Planning Code by amending the Zoning Map to change the use classification of certain parcels in the Bayview Industrial Redevelopment Project Area ("Project Area") from M-1 (Light Industrial), M-2 (Heavy Industrial) and NC-3 (Moderate-Scale Neighborhood Commercial) to PDR-1-G (General Production, Distribution, and Repair) and NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Districts, and to change the height and bulk classification of certain parcels in the Project Area from 40-X to 65-X; 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.

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

Ayes: 3 - Peskin, Safai, Preston



**200087 [Planning Code, Zoning Map - Bayview Industrial Triangle Cannabis Restricted Use District]****Sponsor: Walton**

Ordinance amending the Planning Code and Zoning Map to create the Bayview Industrial Triangle Cannabis Restricted 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.

01/28/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/27/2020.

02/05/20; 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; Small Business Commission for comment and recommendation; Office of Cannabis for informational purposes.

02/12/20; 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; RESPONSE RECEIVED. On February 20, 2020, the Planning Commission met and held a duly noticed hearing and recommended approval of the proposed legislation.

03/13/20; NOTICED. 10-Day Notice for Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

04/03/20; NOTICED. 10-Day Notice for Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

*Heard in Committee. Speakers: Supervisor Shamann Walton (Board of Supervisors); Reanna Tong (Planning Department); presented information and answered questions raised throughout the discussion.*

**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 2:47 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.*