



# City and County of San Francisco Meeting Agenda

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

## Land Use and Transportation Committee

*Members: Mark Farrell, Aaron Peskin, Katy Tang*

*Clerk: Erica Major (415) 554-4441*

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Monday, October 23, 2017

1:30 PM

City Hall, Legislative Chamber, Room 250

**Regular Meeting**

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### ROLL CALL AND ANNOUNCEMENTS

### AGENDA CHANGES

### REGULAR AGENDA

- 170930** **[General Plan - Pier 70 Mixed-Use District Project]**  
Ordinance amending the General Plan to revise Maps 4 and 5 of the Urban Design Element to refer to the Pier 70 Mixed-Use Project Special Use District; adopting findings under the California Environmental Quality Act, and Planning Code, Section 340; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Planning Commission)  
  
8/28/17; RECEIVED FROM DEPARTMENT.  
  
9/5/17; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.  
  
10/6/17; NOTICED.  
  
10/16/17; CONTINUED.  
  
*The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on October 24, 2017.*

2. [170864](#) **[Planning Code, Zoning Map - Pier 70 Special Use District]**  
**Sponsors: Mayor; Cohen**  
Ordinance amending the Planning Code and the Zoning Map to add the Pier 70 Special Use District; making findings under the California Environmental Quality Act, and making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and Planning Code, Section 302.
- (Economic Impact)
- 7/25/17; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.
- 8/1/17; REFERRED TO DEPARTMENT.
- 10/6/17; NOTICED.
- 10/16/17; CONTINUED.
- The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on October 24, 2017.*
3. [170987](#) **[Public Trust Exchange Agreement - California State Lands Commission - Pier 70 Project]**  
**Sponsors: Mayor; Cohen**  
Resolution approving the Compromise Title Settlement and Land Exchange Agreement for Pier 70 between the City and the California State Lands Commission in furtherance of the Pier 70 Mixed Use Project located at Pier 70; and adopting findings under the California Environmental Quality Act.
- 9/12/17; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
- 10/16/17; CONTINUED.
- The Chair intends to entertain a motion to refer this item to the full Board as a Committee Report for consideration on October 24, 2017.*
4. [170961](#) **[Hearing - Proposed Central SoMa Plan]**  
**Sponsor: Kim**  
Hearing on the proposed Central SoMa Plan, divided into different presentations on: general overview of the Plan; housing overview including discussion on affordability, jobs/housing link, developer obligations, and density bonus; infrastructure and the public realm including but not limited to discussion on open space, transportation, and streetscaping; and Community building and neighborhood stabilization; and requesting the Planning Department, San Francisco Municipal Transportation Agency, and the Mayor's Office of Housing and Community Development to report.
- 9/5/17; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
- 9/13/17; REFERRED TO DEPARTMENT.

5. [170989](#) **[Jurisdictional Transfer of City Property - Real Estate Division - Fire Department - 2245 Jerrold Avenue - \$0]**  
**Sponsor: Cohen**  
Resolution approving the jurisdictional transfer of 2245 Jerrold Avenue, Assessor's Parcel Block No. 5286A, Lot No. 004, of the City and County of San Francisco currently under the jurisdiction of the Real Estate Division to the Fire Department; approving the transfer price of \$0; adopting findings, including environmental findings, General Plan findings, and Planning Code, Section 101.1, findings; and authorizing other actions in furtherance of this Resolution, as defined herein.
- 9/12/17; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
- 9/19/17; REFERRED TO DEPARTMENT.
- 10/3/17; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee.
- 10/11/17; REFERRED TO DEPARTMENT.
6. [170923](#) **[Planning Code - Landmark Designation of 1399 McAllister Street (aka Third Baptist Church Complex)]**  
**Sponsor: Breed**  
Ordinance amending the Planning Code to designate 1399 McAllister Street (aka Third Baptist Church Complex), in Assessor's Parcel Block No. 0778, Lot No. 013, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Historic Preservation Commission)
- 8/24/17; RECEIVED FROM DEPARTMENT.
- 9/5/17; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.
- 10/13/17; NOTICED.

## ADJOURNMENT

*NOTE: Pursuant to Government Code Section 65009, the following notice is hereby given: if you challenge, in court, the general plan amendments or planning code and zoning map amendments described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.*

## LEGISLATION UNDER THE 30-DAY RULE

*NOTE: The following legislation will not be considered at this meeting. Board Rule 3.22 provides that when an Ordinance or Resolution is introduced which would CREATE OR REVISE MAJOR CITY POLICY, the Committee to which the legislation is assigned shall not consider the legislation until at least thirty days after the date of introduction. The provisions of this rule shall not apply to the routine operations of the departments of the City or when a legal time limit controls the hearing timing. In general, the rule shall not apply to hearings to consider subject matter when no legislation has been presented, nor shall the rule apply to resolutions which simply URGE action to be taken.*

### 170971

#### **[Electrical Code - Low Voltage Lighting; Correction of Section Title]**

Ordinance amending the Electrical Code to correct the title for the Low Voltage Lighting section and conform it to the title in the California Electrical Code. (Building Inspection Commission)

9/6/17; RECEIVED FROM DEPARTMENT.

9/19/17; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

### 170972

#### **[Building Code - Slope Protection Act]**

##### **Sponsor: Sheehy**

Ordinance amending the Building Code to revise the scope section of the City's Slope Protection Act by deleting the reference to an obsolete map and re-enacting a paragraph that was omitted inadvertently in the adoption of the 2016 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. (Building Inspection Commission)

9/6/17; RECEIVED FROM DEPARTMENT.

9/19/17; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

9/26/17; REFERRED TO DEPARTMENT.

10/4/17; RESPONSE RECEIVED.

### 170973

#### **[Plumbing Code - Circuit Venting]**

Ordinance amending the Plumbing Code to prohibit the use of circuit venting unless approved as an alternative engineered design; affirming the Planning Department's determination under the California Environmental Quality Act; making findings under the California Health and Safety Code; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage. (Building Inspection Commission)

9/6/17; RECEIVED FROM DEPARTMENT.

9/19/17; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

9/26/17; REFERRED TO DEPARTMENT.

10/4/17; RESPONSE RECEIVED.

**171013 [Planning Code, Zoning Map - Amend Zoning Map Pursuant to Settlement]****Sponsor: Sheehy**

Ordinance amending the Planning Code by revising Zoning Map Sheet ZN06 to rezone Assessor's Parcel Block No. (AB) 2719C, Lot No. 023, located at Burnett Avenue and Burnett Avenue North, from Public (P) to Residential, Mixed Districts, Low Density (RM-1); rezoning a portion of Burnett Avenue North generally bounded by AB 2745, Lot No. 036, and AB 2719C, Lot No. 023, to RM-1; 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.

9/19/17; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

9/26/17; REFERRED TO DEPARTMENT.

**171015 [Interim Zoning Controls - Off-Street Parking in the "Hub" Area]****Sponsors: Breed; Kim and Peskin**

Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development to the principally-permitted parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City's Inclusionary Affordable Housing Program; and making environmental findings and findings of consistency with the eight priority policies of Planning Code, Section 101.1.

9/19/17; ASSIGNED UNDER 30 DAY RULE PENDING APPROVAL AS TO FORM to the Land Use and Transportation Committee.

9/26/17; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

10/3/17; REFERRED TO DEPARTMENT.

10/4/17; RESPONSE RECEIVED.

**171041 [Planning Code - Cannabis Regulation]****Sponsors: Mayor; Sheehy**

Ordinance amending the Planning Code to 1) regulate cannabis land uses, including, among other things, adult use cannabis retail, Medical Cannabis Dispensaries, delivery-only services, manufacture of cannabis products, cannabis cultivation, and cannabis testing; 2) allow Medical Cannabis Dispensaries in additional zoning districts; 3) establish a land use process for the conversion of existing Medical Cannabis Dispensaries to Cannabis Retail establishments; 4) establish location and operating conditions for cannabis uses; 5) repeal Ordinance No. 186-17, which limited the number of medical cannabis dispensaries in Supervisorial District 11; and 6) delete superseded Planning Code provisions; 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 public necessity, convenience and welfare findings pursuant to Planning Code, Section 302.

9/26/17; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

10/2/17; REFERRED TO DEPARTMENT.

10/3/17; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

10/4/17; RESPONSE RECEIVED.

10/4/17; REFERRED TO DEPARTMENT.

**171095 [General Plan Amendment - Western Shoreline Area Plan (Local Coastal Plan)]**

Ordinance amending the Western Shoreline Area Plan of the General Plan, San Francisco's Local Coastal Program Land Use Plan, to add an objective to preserve, enhance, and restore the Ocean Beach shoreline while protecting public access, scenic quality, natural resources, critical public infrastructure, and existing development from coastal hazards; 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. (Planning Commission)

10/10/17; RECEIVED FROM DEPARTMENT.

**171096 [Planning Code - Definition of Gross Floor Area]**

Ordinance amending the Planning Code to revise the definition of Gross Floor Area to delete the reference to accessory buildings, exempt required car-share spaces, remove redundant off-street loading provisions, and modify provisions regarding accessory and non-accessory parking; and making environmental findings and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and public necessity, convenience, and welfare findings pursuant to Planning Code, Section 302. (Planning Commission)

10/13/17; RECEIVED FROM DEPARTMENT.

**171097 [Planning Code - Article 8 Corrections]**

Ordinance amending the Planning Code to correct typographical errors, clarify nighttime entertainment restrictions, and update inclusionary affordable housing requirements; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and making findings as required by Planning Code, Section 302. (Planning Commission)

10/13/17; RECEIVED FROM DEPARTMENT.

**171108****[Planning Code - Jackson Square Special Use District]****Sponsor: Peskin**

Ordinance amending the Planning Code to regulate restaurant and bar uses in the Jackson Square Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

10/17/17; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

**171122****[Interim Zoning Controls - Supervisorial District 11 - Institutional Uses, Certain Personal Service Uses, and Conversion of Commercial to Residential Use]****Sponsor: Safai**

Resolution imposing interim zoning controls for an 18-month period in the Excelsior Outer Mission Neighborhood Commercial District and areas in Supervisorial District 11 zoned Small-Scale Neighborhood Commercial District (NC-2), Moderate-Scale Neighborhood Commercial District (NC-3), Neighborhood Commercial Shopping Center District (NC-S), Small-Scale Neighborhood Commercial Transit District (NCT-2), and Moderate-Scale Neighborhood Commercial Transit District (NCT-3), to require a Conditional Use authorization for the following new Uses (or existing Uses operating without proper approvals and permits) in areas where such Uses currently are permitted: all Institutional Uses located on the First Story, certain categories of Institutional Uses located on any Story, and a Personal Service Use operating as a salon and/or providing cosmetic services and located on the First Story; to require a Conditional Use authorization for the conversion of any Commercial Use to a Residential Use; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and priority policies in Planning Code, Section 101.1.

10/17/17; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

### Agenda Item Information

Each item on the Consent or Regular agenda may include the following documents:

- 1) Legislation, 2) Budget and Legislative Analyst report,
- 3) Department or Agency cover letter and/or report, 4) Public correspondence

Items will be available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, Reception Desk.

### Meeting Procedures

The Board of Supervisors is the legislative body of the City and County of San Francisco. The Board has several standing committees where ordinances and resolutions are the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing on measures which have been heard in committee.

Board procedures do not permit: 1) persons in the audience to vocally express support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones, pagers, and similar sound-producing electronic devices; 3) bringing in or displaying signs in the meeting room; and 4) standing in the meeting room.

Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives, except that public speakers using interpretation assistance will be allowed to testify for twice the amount of the public testimony time limit. If simultaneous interpretation services are used, speakers will be governed by the public testimony time limit applied to speakers not requesting interpretation assistance. Members of the public who want a document placed on the overhead for display should clearly state such and subsequently remove the document when they want the screen to return to live coverage of the meeting.

**IMPORTANT INFORMATION:** The public is encouraged to testify at Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding the agenda items. These comments will be made a part of the official public record and shall be brought to the attention of the Board of Supervisors. Written communications should be submitted to the Clerk of the Board or Clerk of the Committee: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications not received prior to the hearing may be delivered to the Clerk of the Board or Clerk of the Committee at the hearing and you are encouraged to bring enough copies for distribution to all of its members.

**LAPTOP COMPUTER FOR PRESENTATIONS:** Contact City Hall Media Services at (415) 554-7490 to coordinate the use of the laptop computer for presentations. Presenters should arrive 30 minutes prior to the meeting to test their presentations on the computer.

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**AGENDA PACKET:** Available for review in the Office of the Clerk of the Board, City Hall, 1 Dr. Carlton B Goodlett Place, Room 244, or on the internet at <http://www.sfbos.org/meetings>. Meetings are cablecast on SFGovTV, the Government Channel 26. For DVD copies and scheduling call (415) 554-4188.

**LANGUAGE INTERPRETERS:** Requests must be received at least 48 hours in advance of the meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184. **AVISO EN ESPAÑOL:** La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Peggy Nevin at (415) 554-5184. **Paunawa:** Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag ka sa (415) 554-5184.



**翻譯 必須在會議前最少四十八小時提出要求**  
**請電 (415) 554-7719**

### **Disability Access**

The Legislative Chamber (Room 250) and the Committee Room (Room 263) in City Hall are wheelchair accessible. Meetings are real-time captioned and are cablecast open-captioned on SFGovTV, the Government Channel 26. Assistive listening devices for the Legislative Chamber are available upon request at the Clerk of the Board's Office, Room 244. Assistive listening devices for the Committee Room are available upon request at the Clerk of the Board's Office, Room 244 or in the Committee Room. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness Stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47, and 49. For more information about MUNI accessible services, call (415) 701-4485.

There is accessible parking in the vicinity of City Hall at Civic Center Plaza and adjacent to Davies Hall and the War Memorial Complex. Accessible curbside parking is available on Dr. Carlton B. Goodlett Place and Grove Street.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to perfumes and various other chemical-based scented products. Please help the City to accommodate these individuals.

### **Know Your Rights Under The Sunshine Ordinance**

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-5163; or by email at [sotf@sfgov.org](mailto:sotf@sfgov.org)

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67, on the Internet at <http://www.sfbos.org/sunshine>

### **Lobbyist Registration and Reporting Requirements**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code, Section 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; web site <http://www.sfgov.org/ethics>