



City and County of San Francisco

Meeting Minutes

Land Use and Economic Development Committee

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

Members: Eric Mar, Malia Cohen, Scott Wiener

Clerk: Alisa Somera (415) 554-4447

Monday, February 28, 2011

1:00 PM

City Hall, Committee Room 263

Regular Meeting

Present: 3 - Eric Mar, Malia Cohen, and Scott Wiener

MEETING CONVENED

The meeting convened at 1:13 p.m.

REGULAR AGENDA

110185 [Reciprocal Easement Agreement - Property Located at 150 Otis Street and 170 Otis Street]

Sponsor: Chiu

Resolution approving and authorizing a reciprocal easement agreement for the conveyance of easements over portions of City-owned property located at 150 Otis Street and 170 Otis Street, required as part of the long term ground lease to 150 Otis Associates, L.P., under San Francisco Charter Section 9.118, for the development and operation of affordable housing; adopting findings that the conveyance is in conformance with CEQA, the City's General Plan, and the priority policies of Planning Code Section 101.1; and authorizing City's Director of Property to execute documents, make certain modifications, and take certain actions in furtherance of this resolution.

02/15/11; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

Heard in Committee. Speaker: John Updike, Acting Director (Real Estate); presented information concerning the matter and answered questions raised throughout the hearing.

RECOMMENDED AS COMMITTEE REPORT by the following vote:

Ayes: 3 - Mar, Cohen, Wiener

110115 [Summary Vacation, Jurisdictional Transfer, and Sale of City Property - Ocean Avenue and Phelan Avenue]**Sponsors: Elsbernd; Avalos**

Ordinance: (1) ordering the summary vacation of an approximately 17,050 square foot portion of City property located near Ocean Avenue and Phelan Avenue pursuant to the California Streets and Highways Code Sections 8330 et seq.; (2) authorizing the jurisdictional transfer of such portion of City property from the Department of Public Works to the Municipal Transportation Agency; (3) authorizing the sale of an approximately 25,772 square foot portion of City property located near Ocean Avenue and Phelan Avenue to the San Francisco Redevelopment Agency for \$4,056,580 and the grant of a pedestrian access easement and an emergency fire apparatus access easement over a portion of adjacent City property; (4) adopting environmental findings and other findings that the actions set forth in this Ordinance are consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; (5) adopting findings that Administrative Code Chapter 23A does not apply to the sale of such portion of City property; and (6) authorizing other actions in furtherance of this Ordinance.

02/01/11; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

Heard in Committee. Speakers: John Updike, Acting Director (Real Estate); Teresa Yanga (Mayor's Office); presented information concerning the matter and answered questions raised throughout the hearing. William Ho; Dolly Sithounnolat; Daniel Weaver; spoke in support of the matter.

RECOMMENDED by the following vote:

Ayes: 3 - Mar, Cohen, Wiener

110009 [Planning Code - Amending Area Plan Fee Waiver Criteria for Affordable Housing]**Sponsor: Cohen**

Ordinance amending the San Francisco Planning Code by amending Section 406 to revise the criteria for waiver of Area Plan fees, including the Rincon Hill Community Infrastructure Impact Fee, the Market and Octavia Community Improvements Impact Fee, the Eastern Neighborhoods Infrastructure Impact Fee, the Balboa Park Impact Fee, and the Visitacion Valley Community Facilities and Infrastructure Impact Fee, for affordable housing projects; and making findings, including environmental findings.

01/04/11; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 2/3/2011.

01/12/11; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission for public hearing and recommendation; and Mayor's Office of Housing, Housing Authority, and Redevelopment Agency for informational purposes.

01/14/11; RESPONSE RECEIVED. Exempt per CEQA Guidelines Section 15273, Rates, Tolls, Fares and Changes.

02/17/11; RESPONSE RECEIVED. 12/9/10 - The Planning Commission considered the matter as part of File No. 101247; review is complete without recommendation.

Heard in Committee. Speakers: Steve Wertheim (Planning); Cheryl Adams (City Attorney); presented information concerning the matter and answered questions raised throughout the hearing.

AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE**RECOMMENDED AS AMENDED by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

101523 [Planning Code, Administrative Code - Development Impact and In-Lieu Fees]**Sponsor: Mayor**

Ordinance amending the San Francisco Planning Code by amending Section 409 to clarify that the Annual Infrastructure Cost Inflation Adjustments to development fees authorized by the section that do not need further action by the Board of Supervisors, to provide that the Planning Director be included in the annual fee reporting process, and to make other technical amendments to simplify the annual fee reporting process and ensure that the Controller's Office and the Capital Planning Program coordinate their efforts, and by amending other sections of Article 4 to clarify language, eliminate confusion as to when requirements must be met, and correct errors in cross-referencing; amending the San Francisco Administrative Code by repealing Section 38.14 (the Severability Clause) and moving it to Section 430; adopting environmental, Planning Code Section 302, and Planning Code Section 101.1 findings.

12/07/10; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 1/6/2011.

12/22/10; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission for public hearing and recommendation; Small Business Commission for review and recommendation; and Department of Building Inspection, City Controller, and City Administrator/Capital Planning Program for informational purposes only.

12/22/10; RESPONSE RECEIVED. Not a project per CEQA Guidelines Section 15060(c)(2).

12/28/10; RESPONSE RECEIVED. 12/16/10 - The Planning Commission recommended approval of the proposed legislation; Resolution No. 18240.

01/19/11; RESPONSE RECEIVED. 01/19/11 - The Small Business Commission had no comment on this matter.

Speakers: None.

CONTINUED to March 7, 2011, by the following vote:

Ayes: 3 - Mar, Cohen, Wiener

101325 [Hearing - San Francisco Local Hiring Policy for Construction]**Sponsor: Avalos**

Informational hearing on the San Francisco Local Hiring Policy for construction and related matters.

10/19/10; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

11/08/10; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Supervisor John Avalos, Board of Supervisors; Chris Iglesias, Office of Economic and Workforce Development; Dr. Laura Luster; Guillermo Rodriguez, SF City Build; Rhonda Simmons, Director of Workforce Development; Espanola Jackson; Patrick Quinlan, Quinlan Company; Macio Lyons, Osiris Coalition; Fei Yi Chen, Chinese Progressive Association; Ace Washington; Will Hall, Construction Systems; Dorothy Peterson, Shoreview Res Association; Alpha Buie, Inner City Adolescent Network; Zhang Ye Ching, Wu Xiu Chan, Chinese Progressive Association; Male Speaker; Male Speaker; Jeanine Cotter, Luminalt; Walter Paulson; Ivan Villalobos, Archi4Collaborative; Frances Carr; Andrew Krimstock, Construction Employers Association; Michael Theriault, SF Building Trades; Greg Doxey, Osiris Coalition; Un Un Che, Chinese Progressive Association; Jaron Brown, Power; Dashawn; Carl Augustine; Martin Espinoza, Carpenters; Paul Currier; Derek L. Toliver, Go2Strategy, LLC; Ed Dowlintin; Terry Anders, Anders & Anders Foundation; Gregory Hall; Chris Jackson; Gregory Reed, APRI; Manuel Flores, Local Carpenters 22; Al Norman, Al Norman Mechanical, Inc.; Alex Lantsberg, NCCRC/Carpenters Local 22; Eric Brooks; Oscar Grande; Mindy Kener, Anders & Anders Foundation.

Speakers: None.

CONTINUED TO CALL OF THE CHAIR by the following vote:

Ayes: 3 - Mar, Cohen, Wiener

101572 [Hearing - Local Hiring for Non-Public Work Projects]**Sponsor: Mirkarimi**

Hearing to review various avenues for increasing local hiring on non-public work projects including the following: 1) Private projects that the City subsidizes, which are covered by the First Source Hiring Ordinance; 2) Projects governed by the Redevelopment Agency and Port; 3) Non-public work jobs where the City directly hires workers to perform work for the City; 4) Incorporating local hire requirements into the City's Project Labor Agreement negotiations; and 5) Local hire policies for permanent jobs with the City, the Port, and Redevelopment Agency.

12/14/10; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

12/22/10; REFERRED TO DEPARTMENT. Referred to the Small Business Commission, Human Rights Commission, Redevelopment Agency, and Port for informational purposes only.

Heard in Committee. Speakers: Supervisor Ross Mirkarimi (BOS); Naomi Kelly (Administrator); Rhonda Simmons (OEWD); Guillermo Rodriguez (OEWD); Brad Benson (Port); presented information concerning the matter and answered questions raised throughout the hearing. Julian Gross; Manny Flores; Joshua Arce; Tina Belfrie; spoke in support of the matter. Walter Paulson; spoke neither in support nor against the matter.

FILED by the following vote:

Ayes: 3 - Mar, Cohen, Wiener

ADJOURNMENT

The meeting adjourned at 3:00 p.m.