



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: Malia Cohen, Scott Wiener, Aaron Peskin

Clerk: Andrea Ausberry (415) 554-4442

Monday, July 25, 2016

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Malia Cohen, Scott Wiener, and Aaron Peskin

The Land Use and Transportation Committee met in regular session on Monday, July 25, 2016, with Chair Malia Cohen presiding.

ROLL CALL AND ANNOUNCEMENTS

Chair Cohen called the meeting to order at 1:36 p.m. On the call of the roll, Chair Cohen, Vice Chair Wiener, and Member Peskin were noted present. There was a quorum.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

160751 [Sublease of Non-Profit Office Space Under City's Master Lease - At The Crossroads - 167 Jessie Street - \$1 per Year Base Rent]

Sponsors: Mayor; Kim

Resolution authorizing the Sublease between the City and County of San Francisco, as Tenant and Sublandlord, and At The Crossroads, as Subtenant, of 4,124 rentable square feet in the building located at 167 Jessie Street, for an initial term of five years at a base rent of \$1 per year, to commence upon approval by the Board of Supervisors and Mayor, in their respective sole and absolute discretion. (Mayor's Office of Housing and Community Development)

06/28/16; RECEIVED AND ASSIGNED to Budget and Finance Sub-Committee.

07/14/16; TRANSFERRED to Budget and Finance Committee.

07/15/16; TRANSFERRED to Land Use and Transportation Committee. 7/15/2016 - President Breed transferred this matter from the Budget and Finance Committee to the Land Use and Transportation Committee.

Heard in Committee. Speakers: Brian Cheu (Mayor's Office of Housing and Community Development); Rob Gitin (At the Crossroads); provided an overview and responded to questions raised throughout the discussion.

Member Peskin moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Peskin

160790 [Administrative Code - Short-Term Residential Rentals]**Sponsors: Campos; Peskin, Avalos and Mar**

Ordinance amending the Administrative Code to revise the Residential Unit Conversion Ordinance to require Hosting Platforms to verify that a Residential Unit is on the City Registry prior to accepting a fee for booking a short-term rental transaction, and to provide an affidavit of compliance to the City and retain certain records; authorize the Office of Short Term Rentals to issue an administrative subpoena to obtain records; provide for civil, administrative, and criminal penalties against Hosting Platforms for violations of their obligations under the Residential Unit Conversion Ordinance; and affirming the Planning Department's determination under the California Environmental Quality Act.

07/12/16; ASSIGNED to Land Use and Transportation Committee.

07/20/16; REFERRED TO DEPARTMENT. Referred to the Department of Building Inspection, Office of Short-Term Rental Administration and Enforcement, Mayor's Office of Housing and Community Development, Planning Department, and Office of the Treasurer and Tax Collector for informational purposes.

07/20/16; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Heard in Committee. Speakers: Carolyn Goossen (Office of Supervisor David Campos); provided an overview and responded to questions raised throughout the discussion. Tracy Flandrick; Female Speaker; spoke in support of the matter. Dale Carlson; Peter Kwan; Karen Cancino; Len McDante; Jim Lazarus; Ed Bell; Female Speaker; Tony Romobez; Rodolfo Cancino; Kathy Wu; spoke in opposition of the matter.

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

Ayes: 3 - Cohen, Wiener, Peskin

160755 [Owner Participation/Disposition and Development Agreement - Successor Agency to the San Francisco Redevelopment Agency Land - Block One Property Holder, L.P. - Transbay Block One]

Sponsor: Kim

Resolution approving the disposition of land located on the southern one-third of the block bounded by Howard, Spear, Folsom, and Main Streets, Assessor's Parcel Block No. 3740, Lot No. 027, by the Office of Community Investment and Infrastructure, as Successor Agency to the San Francisco Redevelopment Agency, to Block One Property Holder, L.P, a Delaware limited partnership and an affiliate of Tishman Speyer, for the purpose of developing affordable for-sale housing for low and moderate income households; and making findings under California Health and Safety Code, Section 33433.

06/28/16; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

07/11/16; NOTICED. First Notice published in the Examiner for the July 25, 2016 Land Use and Transportation Committee hearing (California Health and Safety Code Section 33433(a), and California Government Code Section 6066).

07/18/16; NOTICED. Second Notice published in the Examiner for the July 25, 2016 Land Use and Transportation Committee hearing (California Health and Safety Code Section 33433(a), and California Government Code Section 6066).

Heard in Committee. Speakers: Shane Hart (Office of Community Investment and Infrastructure); provided an overview and responded to questions raised throughout the discussion. Rudy Corpuz (United Playaz); Charley Lavery (Operating Engineers); Markus Namesny; Danny Campbell (Sheet Metal Workers); Tony Rodriguez (Local 43); Joel Koppel (IBEW, Local 46); Tom O'Connor (Firefighters Union); Adrian Semi (Carpenters Local 22); spoke in support of the matter.

Member Peskin moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 6, Line 12, to add 'including litigation cost; and WHEREAS, Developer has agreed to include in the Covenants Conditions and Restrictions (as defined in Block 1 Agreement) a requirement that the Project's Market Rate HOA (as defined in Block 1 Agreement) shall have the right, subject to concurrence of the Affordable Projects HOA (as defined in Block 1 Agreement), to pursue, at the Market Rate HOA's sole cost, any claims related to construction defects within the Project, but differentiating between market rate units and affordable units in any settlement (the "HOA Claims Rights"), subject to governing laws and to the review and approval of the California Bureau of Real Estate; and'; and Page 7, Line 20, to add 'and 4) Developer has agreed to other terms and conditions, set out above and including without limitation the HOA Claims Right, which provide additional benefits to OCII'. The motion carried by the following vote:

Ayes: 3 - Cohen, Wiener, Peskin

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

Ayes: 3 - Cohen, Wiener, Peskin

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:37 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.