



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: Scott Wiener, Jane Kim, Malia Cohen

Clerk: Andrea Ausberry (415) 554-4442

Monday, July 7, 2014

1:30 PM

City Hall, Committee Room 263

Regular Meeting

Present: 3 - Scott Wiener, Jane Kim, and Malia Cohen

MEETING CONVENED

The meeting convened at 1:42 p.m.

REGULAR AGENDA

140736 [Interim Zoning Controls - Formula Retail Uses in the Castro Street Neighborhood Commercial District]

Sponsors: Wiener; Campos and Mar

Resolution imposing interim zoning controls for an 18-month period in the Castro Street Neighborhood Commercial District to require a Conditional Use authorization by the Planning Commission under Planning Code, Section 303(i), for a proposed use that has been determined to be Formula Retail even if a project sponsor subsequently removes one or more distinguishing Formula Retail Use features from the project proposal; and making environmental findings, and findings of consistency with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

06/24/14; ASSIGNED to Land Use and Economic Development Committee.

06/26/14; NOTICED. MAILED/POSTED: June 27, 2014; PUBLISHED: June 28, 2014

06/27/14; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review recommendation; and Small Business Commission for comment and recommendation.

07/03/14; RESPONSE RECEIVED.

Heard in Committee. Speakers: Male Speaker; James Loduca (San Francisco AIDS Foundation); Aaron Baldwin; Laura Thomas (Havery Milk LGBT Democratic Club); Andrea Aiello; Pat Tura; Alan Beach-Nelson (Eureka Valley Neighborhood Association); spoke in support of the proposed legislation. Adam Ovderkirk, Dale Givth, and Ryan Patterson (AIDS Healthcare Foundation); Scott Emblidge; spoke in opposition to the proposed legislation.

RECOMMENDED AS COMMITTEE REPORT by the following vote:

Ayes: 3 - Wiener, Kim, Cohen

140271 [Hearing - Update on the Status of the Mission Bay Transit Loop Project]**Sponsors: Cohen; Chiu**

Hearing on the status of the Mission Bay Transit Loop Project.

03/18/14; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

Heard in Committee. Speakers: Ed Reiskin, Director (Municipal Transit Agency); presented information concerning the matter and answered questions raised throughout the hearing. Mike Banzhaf and Dave Lanferman (Committee for Re-Evaluation of Transit Loop); Female Speaker; Jonathan Germain (BRITE); Bill Schwartz (Committee for Re-Evaluation of Transit Loop); Joel Bean and Richard Wiener (Dog Patch Neighborhood Association); Vidya Drego; Andrea Coowbes; spoke on various concerns regarding the hearing matter.

CONTINUED TO CALL OF THE CHAIR by the following vote:

Ayes: 3 - Wiener, Kim, Cohen

File Nos. 140307 and 140735 were called together.

140307 [Planning Code - Landmark Designation of 2 Henry Adams Street (aka Dunham, Carrigan & Hayden Building)]**Sponsor: Cohen**

Ordinance designating 2 Henry Adams Street (aka Dunham, Carrigan & Hayden Building), Assessor's Block No. 3910, Lot No. 001, as a Landmark under Planning Code, Article 10; making environmental findings, and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

03/28/14; RECEIVED FROM DEPARTMENT.

04/08/14; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/8/2014.

04/18/14; REFERRED TO DEPARTMENT. Referred to the Planning Department for informational purposes.

05/30/14; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

06/05/14; NOTICED.

06/12/14; RESPONSE RECEIVED.

06/16/14; CONTINUED. Heard in Committee. Speakers: Mary Brown (Planning Department); presented information concerning the matter and answered questions raised throughout the hearing. Male Speaker (Project Manager); Martha Thomas (SF Design Center); J.R. Eppler (Potrero Boosters Association); Tim Kelley; Geoffery DeSousa; Dana Walsh; Lisa Iwamoto; Jeanne Reynolds; Krista Coupar (Coupar Consulting); Richard Aragon (Kitchen Matrix); Joe Hall; Rich Stevens (Mezzanine Business Owner); John Haley; Katie McQuade; Jennifer Davidsen (Davidsen Design); Joseph Gaul; Rudy Corpus; Peter Beritzhoff; Tim Treadway; Sean Murphy; Michael Theriault; Kirk Waylans; John Healy; Rafat Shaheen (Josephine Homes); spoke in support of the proposed legislation.

Heard in Committee. Speakers: Sean Murphy, Project Manager (Bay West); Martha Thomas (SF Design Center); Ruby Corpus; Gerald; Susan Lydon Tiernan; Lisa; Bruk Solomon (Urban Ed Academy); Rich Stevens; Joe; J.R. Eppler (Potrero Beesters Neighborhood Association); Krista Cooper; Craig Scott; spoke on various concerns regarding the hearing matter. Jim Gallagher; Jorge Gonzales; Art Agnos (Potrero Hill Neighborhood); Roberto Tiscareno (Skoot IT); Rafat Shaheen; Nancy Morgan (Morgan & Co.); John McAvoy; Ericka Wilson; Steve Coulter; Warren Sheeks; spoke in opposition to the proposed legislation.

CONTINUED TO CALL OF THE CHAIR by the following vote:

Ayes: 3 - Wiener, Kim, Cohen

140735 [Interim Zoning Controls - Office Conversion in Landmark Buildings in PDR-1-D and PDR-1-G Districts]**Sponsor: Cohen**

Resolution imposing interim zoning controls requiring conditional use authorization for office conversion in landmark buildings in PDR-1-D (Production, Distribution, and Repair: Design) and PDR-1-G (Production, Distribution, and Repair: General) Districts for an 18-month period; and making environmental findings, including findings of consistency with the eight priority policies of Planning Code, Section 101.1.

06/24/14; ASSIGNED to Land Use and Economic Development Committee.

06/26/14; NOTICED. MAILED/POSTED: June 27, 2014; PUBLISHED: June 28, 2014

06/27/14; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review recommendation; and Small Business Commission for comment and recommendation.

07/03/14; RESPONSE RECEIVED.

Heard in Committee. Speaker: Male Speaker; spoke in support of the proposed legislation.

AMENDED on Page 3, Line 17, adding 'landmark buildings within', Line 21, adding 'one hundred eighty (180)', and deleting 'ninety (90)' by the following vote:

Ayes: 3 - Wiener, Kim, Cohen

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Wiener, Kim, Cohen

140679 [Administrative Code - Temporary Severance of Rental Housing Services During Mandatory Seismic Retrofit]**Sponsors: Mayor; Chiu and Wiener**

Ordinance amending Administrative Code, Chapter 37 "Residential Rent Stabilization and Arbitration Ordinance," and adding Chapter 65A "Compensation, or Substitute Housing Service, for Tenants Affected by Temporary Severance of Specified Housing Services During Mandatory Seismic Work Required by Building Code, Chapter 34B," to address temporary severance of specified housing services during mandatory seismic retrofit required by City Building Code, Chapter 34B "Mandatory Earthquake Retrofit of Wood-Frame Buildings."

06/10/14; ASSIGNED to Land Use and Economic Development Committee. 6/20/14 - President Chiu waived the 30-Day Rule.

06/18/14; REFERRED TO DEPARTMENT. Referred to the Rent Board, Mayor's Office of Housing, Department of Building Inspection and Earthquake Safety Implementation Program for informational purposes.

Heard in Committee. Speakers: Patrick Otellini, Director (Earthquake Safety); presented information concerning the matter and answered questions raised throughout the hearing. Charlie Goss; spoke in support of the proposed legislation.

RECOMMENDED by the following vote:

Ayes: 3 - Wiener, Kim, Cohen

ADJOURNMENT

The meeting adjourned at 4:21 p.m.

N.B. The Minutes of this meeting set forth all actions taken by the Land Use and Economic Development Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.