



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, David Chiu

Clerk: Alisa Miller (415) 554-4447

Monday, June 24, 2013

1:30 PM

City Hall, Committee Room 263

Regular Meeting

Present: 2 - Scott Wiener, and Jane Kim

Excused: 1 - David Chiu

MEETING CONVENED

The meeting convened at 1:38 p.m.

Supervisor Chiu Excused from Meeting

Supervisor Kim, seconded by Supervisor Wiener, moved to excuse Supervisor Chiu from the June 24, 2013, Regular Meeting of the Land Use and Economic Development Committee. The motion carried by the following vote:

Ayes: 2 - Wiener, Kim

Excused: 1 - Chiu

REGULAR AGENDA

130369 [Building, Health, Public Works Codes - Soil and/or Groundwater Testing Requirements]

Sponsor: Mayor

Ordinance amending the Building and Health Codes to expand the boundaries and types of projects for which soil testing is required and to require testing of groundwater under specified circumstances; amending the Public Works Code to eliminate soil testing provisions; renumbering code sections in the Health Code; and making environmental findings.

04/23/13; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee.

05/01/13; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Department of Building Inspection and Building Inspection Commission for public hearing and recommendation; and Planning Department, Department of Public Health, and Department of Public Works for informational purposes.

05/02/13; RESPONSE RECEIVED. Categorical Exemption Class 8 - Actions by regulatory agencies for protection of the environment.

05/14/13; SUBSTITUTED AND ASSIGNED to Land Use and Economic Development Committee.

05/17/13; RESPONSE RECEIVED. 5/16/2013 - The Planning Commission held a public hearing and recommended approval; Resolution No. 18869.

05/31/13; REFERRED TO DEPARTMENT. Re-referred substitute legislation (version 2) to the Planning Department for environmental review; Building Inspection Commission for public hearing and recommendation; and Planning Department, Department of Public Health, and Department of Public Works for informational purposes.

06/06/13; NOTICED. The 14-day Fee Ad was submitted to the newspaper for publication on June 10 & 17, 2013.

06/20/13; RESPONSE RECEIVED. 6/20/2013 - The Building Inspection Commission held a public hearing and voted 6-1 to support the proposed amendment.

Heard in Committee. Speakers: Kelly Pretzer (Mayor's Office); Paul Maltzer (Planning Department); presented information concerning the matter and answered questions raised throughout the hearing.

RECOMMENDED by the following vote:

Ayes: 2 - Wiener, Kim

Excused: 1 - Chiu

130263 [Planning Code - Castro Street Neighborhood Commercial District Use Size Limits]**Sponsor: Wiener**

Ordinance amending the Planning Code, Sections 121.2 and 715.1, the Castro Street Neighborhood Commercial District controls, to allow a neighborhood-serving nonprofit institution to exceed the use size limits with a Conditional Use Authorization; making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code, Section 101.1.

03/19/13; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 4/18/2013.

03/25/13; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission for public hearing and recommendation; and Small Business Commission for review and recommendation.

03/25/13; RESPONSE RECEIVED. Non-physical exemption per CEQA Section 15060(c)(2).

06/21/13; RESPONSE RECEIVED. 6/20/2013 - The Planning Commission held a public hearing and recommended approval; Resolution No. 18911.

Heard in Committee. Speakers: AnMarie Rodgers (Planning Department); presented information concerning the matter and answered questions raised throughout the hearing. Courtney Mulhern-Pearson (SF AIDS Foundation); spoke in support of the hearing matter.

RECOMMENDED by the following vote:

Ayes: 2 - Wiener, Kim

Excused: 1 - Chiu

130624 [Resolution of Intention - Expenditure Plan, Revenue Bond - 1239 Turk Street (Rosa Parks II Senior Housing) - Not to Exceed \$30,000,000]**Sponsor: Breed**

Resolution declaring the intent of the City and County of San Francisco to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing to submit an application and related documents to the California Debt Limit Allocation Committee (CDLAC) to permit the issuance of qualified mortgage revenue bonds in an aggregate principal amount not to exceed \$30,000,000 for 1239 Turk Street (Rosa Parks II Senior Housing); authorizing and directing the Director to direct the Controller's Office to hold in trust an amount not to exceed \$100,000 in accordance with CDLAC procedures; authorizing the Director to certify to CDLAC that the City has on deposit the required amount; authorizing the Director to pay an amount equal to such deposit to the State of California if the City fails to issue the qualified mortgage revenue bonds; approving, for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale of mortgage revenue bonds by the City in an aggregate principal amount not to exceed \$30,000,000; authorizing and directing the execution of any documents necessary to implement this Resolution; and ratifying and approving any action heretofore taken in connection with the Project (as defined herein) and the Application (as defined herein).

06/11/13; RECEIVED AND ASSIGNED to Budget and Finance Committee.

06/18/13; TRANSFERRED to Land Use and Economic Development Committee.

Heard in Committee. Speakers: Conor Johnston (Office of Supervisor London Breed); Joan McNamara (Mayor's Office of Housing and Community Development); presented information concerning the matter and answered questions raised throughout the hearing.

RECOMMENDED.. by the following vote:

Ayes: 2 - Wiener, Kim

Excused: 1 - Chiu

130658 [Restated Option Agreement - Sale of Surplus Real Property in Mountain View to MV Urban Village Homes, LLC - \$8,100,000]**Sponsor: Mayor**

Resolution approving a Restated Option Agreement for the sale of surplus lands under the jurisdiction of the San Francisco Public Utilities Commission (SFPUC) located in Mountain View, Santa Clara County, California near the intersection of Whisman and Tyrella Avenues, to MV Urban Village Homes, LLC, a California limited liability company (Optionee), a joint venture between KMJ Urban Communities, LLC (KMJ), and SummerHill Homes, LLC (SummerHill) in the amount of \$8,100,000, and reserving an easement to the SFPUC; authorizing the Director of Property or the SFPUC's General Manager to execute documents, make modifications, and take actions in furtherance of this Resolution; and adopting findings that the transactions contemplated by the Restated Option Agreement are consistent with the City's General Plan and with the Eight Priority Policies of City Planning Code, Section 101.1.

06/18/13; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

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

RECOMMENDED.. by the following vote:

Ayes: 2 - Wiener, Kim

Excused: 1 - Chiu

ADJOURNMENT

The meeting adjourned at 2:03 p.m.