



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, March 17, 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 1:35 p.m.

REGULAR AGENDA

File Nos. 140173 and 140171 were called together.

140173 [Street Vacation Order - Hunters Point Shipyard Phase II Redevelopment Plans - Candlestick Point]**Sponsor: Cohen**

Ordinance ordering the vacation of portions of streets along with public service easements that may exist within the Hunters Point Shipyard Phase II Redevelopment Plan area, generally bounded the 1948 Bulkhead Line to the north, the 1941 Bulkhead Line to the east, Bancroft Avenue to the south, and Griffith Street to the west, including submerged areas; ordering the vacation of portions of streets along with public service easements that may exist within the Candlestick Point Redevelopment Plan area, generally bounded by Underwood Avenue, Arelious Walker Drive, Gilman Avenue, Donahue Street, Carroll Avenue, Alvord Street, Fitzgerald Avenue, the City and County of San Francisco County Line, Harney Way, Ingerson Avenue, and Hawes Street, including submerged areas; ordering the conditional vacation of portions of Griffith Street, Nichols Way, Cameron Way, Doublerock Street, Giants Drive, Hunters Point Expressway, Jamestown Avenue, Gilman Avenue, and Crisp Road for various purposes; reserving various easement rights in favor of the City and third party utilities, subject to conditions specified in this Ordinance; adopting findings under the California Environmental Quality Act; adopting findings that the vacations are consistent with the Redevelopment Plans and the City's General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing actions in furtherance of this Ordinance.

02/25/14; ASSIGNED to Land Use and Economic Development Committee.

03/07/14; REFERRED TO DEPARTMENT. Referred to the Office of Housing and Community Development; Department of Public Works; Planning Department; Real Estate; Housing Authority; and Office of Community Investment and Infrastructure for informational purposes.

03/12/14; RESPONSE RECEIVED.

Heard in Committee. Speakers: Barbara Moy (Department of Public Works); presented information concerning the matter and answered questions raised throughout the hearing. Espanola Jackson; Francisco Da Costa; spoke in opposition to the proposed legislation.

REFERRED WITHOUT RECOMMENDATION to April 8, 2014, Board of Supervisors, by the following vote:

Ayes: 3 - Wiener, Kim, Cohen

140171 [Resolution of Intent - Street Vacation - Hunters Point Shipyard Phase II Redevelopment Plans - Candlestick Point]**Sponsor: Cohen**

Resolution declaring the intent of the Board to order the vacation of portions of streets along with public service easements that may exist within the Hunters Point Shipyard Phase II Redevelopment Plan area, generally bounded the 1948 Bulkhead Line to the north, the 1941 Bulkhead Line to the east, Bancroft Avenue to the south, and Griffith Street to the west, including submerged areas; order the vacation of portions of streets along with public service easements that may exist within the Candlestick Point Redevelopment Plan area, generally bounded by Underwood Avenue, Arelious Walker Drive, Gilman Avenue, Donahue Street, Carroll Avenue, Alvord Street, Fitzgerald Avenue, the City and County of San Francisco County Line, Harney Way, Ingerson Avenue, and Hawes Street, including submerged areas; order the conditional vacation of portions of Griffith Street, Nichols Way, Cameron Way, Doublerock Street, Giants Drive, Hunters Point Expressway, Jamestown Avenue, Gilman Avenue, and Crisp Road for various purposes; reserve various easement rights in favor of the City and third party utilities, subject to conditions specified in this Ordinance; and setting a hearing date of April 8, 2014, for all persons interested in the proposed vacation of said street areas and public service easements.

02/25/14; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

03/07/14; REFERRED TO DEPARTMENT. Referred to the Office of Housing and Community Development; Department of Public Works; Planning Department; Real Estate; Housing Authority; and Office of Community Investment and Infrastructure for informational purposes.

Heard in Committee. Speakers: Barbara Moy (Department of Public Works); presented information concerning the matter and answered questions raised throughout the hearing. Espanola Jackson; Francisco Da Costa; spoke in opposition to the proposed legislation.

RECOMMENDED AS COMMITTEE REPORT by the following vote:

Ayes: 3 - Wiener, Kim, Cohen

131121 [Planning Code - Amending the Third Street Alcohol Restricted Use District]**Sponsor: Cohen**

Ordinance amending the Planning Code, to amend the Third Street Alcohol Restricted Use District, to allow Alcoholic Beverage Control (ABC) Type 2, "Winegrower" licenses; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

11/19/13; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 12/19/2013.

11/27/13; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission for public hearing and recommendation; Small Business Commission for comment and recommendation; Police Department for informational purposes.

12/05/13; RESPONSE RECEIVED. Not a project per CEQA guidelines Section 15060(c)(2).

01/06/14; RESPONSE RECEIVED. the Commission believes the RUD's controls could be relaxed in these areas to support employment and economic development without jeopardizing the surrounding neighborhoods.

03/12/14; RESPONSE RECEIVED. Recommended approval.

Heard in Committee. Speaker: Aaron Starr (Planning Department); presented information concerning the matter and answered questions raised throughout the hearing.

RECOMMENDED AS COMMITTEE REPORT by the following vote:

Ayes: 3 - Wiener, Kim, Cohen

140242 [Temporary License Agreement - San Francisco General Hospital - Safety Improvements]**Sponsor: Wiener**

Resolution approving and authorizing a temporary, non-exclusive, non-possessory License Agreement for certain safety enhancement improvements over portions of San Francisco General Hospital Campus for a term of up to 10 years, to commence upon Board approval.

03/11/14; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

03/12/14; REFERRED TO DEPARTMENT. Referred to the Planning Department; Department of Public Health; and Health Commission for informational purposes.

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

RECOMMENDED.. by the following vote:

Ayes: 3 - Wiener, Kim, Cohen

140096 [Administrative Code - Tenant Relocation Assistance Payment]**Sponsors: Campos; Kim, Avalos and Mar**

Ordinance amending the Administrative Code, to mitigate adverse impacts of tenant evictions to provide that when residential units are withdrawn from the rental market under the Ellis Act, each relocated tenant is entitled to the greater of the existing rent relocation payment, or the difference between the tenant's current rent and the prevailing rent for a comparable apartment in San Francisco over a two year period.

02/04/14; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 3/6/2014.

02/19/14; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing; Rent Board; Controller; County Recorder; Department of Public Health; and Mayor's Office of Disability for information purposes.

Heard in Committee. Speakers: Adine Varah, Deputy City Attorney (Office of the City Attorney); Delene Wolf, Executive Director (Rent Board); Ted Egan (Controller's Office); Fred Russo (Budget and Legislative Department); Jon Givner, Deputy Attorney (Office of the City Attorney); presented information concerning the matter and answered questions raised throughout the hearing. Erin McElroy (Anti-Eviction Mapping Project); Bernie Choden; Richard W.; Barbara Berwick; Iris Biblowitz; Karen Kerner (Housing Rights Committee); Patricia Kerman; Stephen Vincent; John Friedberg (Housing Rights Committee); Kathy Lipscomb; Rosemarie Guitron-Diaz; Sharon Zimmer; Leisa Thornton; Marga Gomez; Daniel Whittaker; Rosalie; Charles Mienster; Theresa Flandrick; Sarah Brant; Brian Basinger (Aids Housing); Alison Wright; Maria Gonzalez; Chondra Xian; Nato Green; Kate Willett; Nicole Calasich; Matt Lieb; Juan Medina; Sean Kean; Marc Bruno; Steve Collier (Tenderloin Housing Clinic); spoke in support of the proposed legislation. Charlie Goss; spoke in opposition to the proposed legislation.

AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE by the following vote:

Ayes: 3 - Wiener, Kim, Cohen

Ordinance amending the Administrative Code to mitigate adverse impacts of tenant evictions to provide that when residential units are withdrawn from the rental market under the Ellis Act, each relocated tenant is entitled to the greater of the existing rent relocation payment, or the difference between the tenant's current rent and the prevailing rent for a comparable apartment in San Francisco over a two year period; and allowing a landlord, through a hearing process, to obtain a revised relocation payment obligation based on an undue financial hardship adjustment or recalculated rent differential amount.

CONTINUED AS AMENDED to March 24, 2014, by the following vote:

Ayes: 3 - Wiener, Kim, Cohen

ADJOURNMENT

The meeting adjourned at 4:13 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.