



# 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 Miller (415) 554-4447*

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Monday, October 1, 2012

1:00 PM

City Hall, Legislative Chamber, Room 250

#### Regular Meeting

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

### MEETING CONVENED

*The meeting convened at 1:03 p.m.*

### REGULAR AGENDA

**120774 [Planning Code - Permitting a Five Feet Ground Floor Height Increase for Active Ground Floor Uses in the Castro Street and the 24th Street - Noe Valley Neighborhood Commercial Districts]**

**Sponsor: Wiener**

Ordinance amending the San Francisco Planning Code by: 1) amending Section 263.20 to permit a five feet ground floor height increase for active ground floor uses in the Castro Street and the 24th Street - Noe Valley Neighborhood Commercial Districts; 2) replacing the figure in Section 263.20; 3) amending Sections 715.1 and 728.1 to make reference to this height exception; and 4) making findings including environmental findings and findings of consistency with Planning Code Section 101.1 and the General Plan.

07/17/12; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 8/16/2012.

07/27/12; 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.

09/12/12; RESPONSE RECEIVED. 8/13/2012 - The Small Business Commission held a hearing and recommended approval with recommendations.

09/17/12; RESPONSE RECEIVED. Determined to be exempt per CEQA Guidelines Section 15061(b)(3).

09/27/12; RESPONSE RECEIVED. 9/27/2012 - The Planning Commission held a public hearing recommended approval of the legislation; Resolution No. 18712.

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

**RECOMMENDED by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**120299 [Administrative Code - Extending Restrictions of the Apartment Conversion Ordinance to Business-Sponsored Short Term Occupancies; Allowing Civil Actions by Certain Non-Profit Entities; Revising Enforcement Procedures]****Sponsors: Chiu; Mar**

Ordinance amending the San Francisco Administrative Code Chapter 41A to extend the restrictions against converting apartment units to short-term occupancies to tenants or guests of corporate entities that rent such apartments; allowing civil actions to be brought by certain non-profit entities; and making environmental findings.

03/27/12; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 4/26/2012.

04/02/12; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Department/Commission for review and comment; and Department of Building Inspection for informational purposes.

04/02/12; RESPONSE RECEIVED. Not a project per CEQA Guidelines Sections 15060(c)(3) and 15378.

09/25/12; SUBSTITUTED AND ASSIGNED to Land Use and Economic Development Committee.

*Heard in Committee. Speakers: Supervisor David Chiu (Board of Supervisors); Rosemary Bosque, Chief Housing Inspector (Department of Building Inspection); Chris Howe (Planning Department); presented information concerning the matter and answered questions raised throughout the hearing. Ernestine Weiss; Spike Kan; Terrie Frye; Brook Turner; Bill Hannan; Female Speaker; Alana Beckett; George Ettiken; Anjelica Cabande; Peter Cohen; Fernando Marti; Janan New; Ted Gullickson; Mitchell Omerberg; Sara Short; Brad Paul; Tommi Avicoli-Mecca; Dave Burnett; spoke in support of the hearing matter. Noni Richen; spoke in opposition to the hearing matter.*

*Supervisor Mar requested to be added as a co-sponsor.*

**RECOMMENDED by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**120352 [Administrative Code - Housing Preservation and Production]****Sponsors: Olague; Kim, Campos and Mar**

Ordinance amending the San Francisco Planning Code by: 1) adding Article 5 to implement San Francisco's housing preservation and production policies and goals; and 2) 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.

04/10/12; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/10/2012.

04/16/12; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission for public hearing and recommendation; and Mayor's Office of Housing for informational purposes.

07/12/12; RESPONSE RECEIVED. 6/28/2012 - The Planning Commission held a public hearing and recommended approval with modifications; Resolution No. 18656.

07/30/12; CONTINUED. Speakers: None.

09/10/12; CONTINUED. Speaker: Supervisor Christina Olague (Board of Supervisors); spoke on the hearing matter.

Continued to September 24, 2012.

09/24/12; CONTINUED. Speakers: None.

Continued to October 1, 2012.

09/25/12; SUBSTITUTED AND ASSIGNED to Land Use and Economic Development Committee.

*Heard in Committee. Speakers: Supervisors Christina Olague and David Campos (Board of Supervisors); Severin Campbell and Dan Goncher (Budget and Legislative Analyst's Office); Kimia Haddadan (Planning Department); Olson Lee, Director (Mayor's Office of Housing); presented information concerning the matter and answered questions raised throughout the hearing. Sue Hestor; Peter Cohen; Fernando Marti; Alyssa White; Brad Paul; Sara Short; Jessica Lehman; spoke in support of the hearing matter.*

**AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE**

Ordinance amending the San Francisco Administrative Code by 1) amending the title of Chapter 10E and adding Section 10E.4 to monitor San Francisco's housing preservation and production policies and goals; and 2) making environmental finding.  
(Supervisor Wiener dissented in committee.)

**RECOMMENDED AS AMENDED by the following vote:**

Ayes: 2 - Mar, Cohen

Noes: 1 - Wiener

**120812 [Administrative Code - Public Housing Right to Return to Revitalized Housing]****Sponsors: Olague; Cohen and Mar**

Ordinance amending the San Francisco Administrative Code, by adding Chapter 39, Sections 39.1 through 39.9, to establish the San Francisco Right to Revitalized Housing Ordinance and set City policy regarding the Right to Return to Revitalized Public Housing Units.

07/31/12; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 8/30/2012.

08/09/12; REFERRED TO DEPARTMENT. Referred to the Planning Department, Housing Authority, and Mayor's Office of Housing for informational purposes.

09/18/12; RESPONSE RECEIVED. Not a project per CEQA Section 15060(c)(3).

09/27/12; RESPONSE RECEIVED. 9/27/2012 - The Planning Commission held a public hearing and recommended endorsement of the policy described in the legislation.

*Heard in Committee. Speakers: Supervisor Christina Olague (Board of Supervisors); Jon Givner (City Attorney's Office); Henry Alvarez (Housing Authority); Olson Lee, Director (Mayor's Office of Housing); AnMarie Rodgers (Planning Department); presented information concerning the matter and answered questions raised throughout the hearing. Patricia Thomas; Madeline Howard; Sara Short; Mr. Shaw; spoke in support of the hearing matter.*

*Supervisors Cohen and Mar requested to be added as co-sponsors.*

**AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE**

Ordinance amending the San Francisco Administrative Code by: 1) adding Chapter 39, Sections 39.1 through 39.9, to establish the San Francisco Right to Revitalized Housing Ordinance and set City policy regarding the Right to Return to Revitalized Public Housing Units; and 2) adding Section 37.6(n) to establish new powers for the San Francisco Residential Rent Stabilization and Arbitration Board in connection with the new San Francisco Right to Revitalized Housing Ordinance.

**CONTINUED AS AMENDED to October 15, 2012, by the following vote:**

Ayes: 3 - Mar, Cohen, Wiener

**ADJOURNMENT**

*The meeting adjourned at 3:53 p.m.*