



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

Monday, October 22, 2012

1:00 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

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

MEETING CONVENED

The meeting convened at 1:06 p.m.

REGULAR AGENDA

110548 [Planning Code - Uses, Signs, Building Features, Floor Area Ratio, Parking, and Compliance in Specified Use Districts]**Sponsors: Chiu; Olague**

Ordinance amending the San Francisco Planning Code by repealing Sections 136.2, 136.3, 158, 187, 249.15, 263.2, 263.3, 602.25, 602.26, 607.3, and 607.4 and amending various other Sections to: 1) increase the amount of principally permitted parking spaces for dwellings in RC-4 and C-3 Districts; 2) make off-street parking requirements in the Van Ness Special Use District and RC-3 Districts consistent with those of RC-4 Districts; 3) eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; 4) allow exceptions from required parking under specified circumstances; 5) amend the restrictions on off-street parking rates and extend them to additional zoning districts; 6) revise sign, awning, canopy and marquee controls in specified zoning districts; 7) increase the permitted use size for limited corner commercial uses in RTO and RM districts, and allow reactivation of lapsed limited commercial uses in R Districts; 8) revise the boundaries of and modify parking and screening requirements in the Washington-Broadway and Waterfront Special Use Districts; 9) modify controls for uses and accessory uses in Commercial and Residential-Commercial Districts; 10) permit certain exceptions from exposure and open space requirements for historic buildings; and 11) modify conformity requirements in various use districts; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

05/03/11; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 6/2/2011.

05/12/11; 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.

08/25/11; RESPONSE RECEIVED. General Rule Exclusion, State CEQA Guidelines, Section 15061(b)(3).

10/13/11; RESPONSE RECEIVED. 10/3/2011 - The Small Business Commission voted 5-1 to recommend selected portions of the proposed legislation.

04/09/12; RESPONSE RECEIVED. 3/1/2012 - The Planning Commission held a public hearing and recommended approval with modifications; Resolution No. 18553.

05/31/12; RESPONSE RECEIVED. 5/3/2012 & 5/17/2012 - The Planning Commission held public hearings and recommended approval with modifications; Resolution Nos. 18615 & 18626.

09/06/12; REMAIN ACTIVE. Supervisor Chiu requested this matter remain active for an additional six months; 3/6/2013.

Heard in Committee. Speakers: Supervisor David Campos (Board of Supervisors); presented information concerning the matter and answered questions raised throughout the hearing. Male Speaker; spoke in support of the hearing matter.

(Duplicate File No. 121033)

DUPLICATED AND AMENDED on Pages 216-218 to remove Planning Code Section 231 to be considered separately.

CONTINUED TO CALL OF THE CHAIR AS AMENDED by the following vote:

Ayes: 3 - Mar, Cohen, Wiener

121033 [Planning Code - Limited Commercial Uses in Residential Transit Oriented Mission District]**Sponsor: Campos**

Ordinance amending the San Francisco Planning Code Section 231 to allow for greater size and depth from the corner for limited commercial uses in the Residential Transit Oriented Mission (RTO-M) District; and making environmental findings and findings of consistency with the General Plan and Planning Code Section 101.1.

Heard in Committee. Speakers: Supervisor David Campos (Board of Supervisors); presented information concerning the matter and answered questions raised throughout the hearing. Male Speaker; spoke in support of the hearing matter.

(Duplicate File No. 110548)

DUPLICATED AND AMENDED on Pages 216-218 to only include Planning Code Section 231 for consideration.

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Mar, Cohen, Wiener

120220 [Planning Code - Signage Requirements for Privately-Owned Public Open Spaces]**Sponsor: Chiu**

Ordinance amending the San Francisco Planning Code to: 1) consolidate into Section 138 the requirements for privately-owned public open space; 2) create a new Zoning Administrator Bulletin that will contain detailed design and graphics requirements for the required informational plaques; and 3) make environmental findings, Planning Code Section 302 findings, and findings of consistency with General Plan and Planning Code Section 101.1.

03/06/12; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 4/4/2012.

03/15/12; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; and Planning Commission for public hearing and recommendation.

03/15/12; RESPONSE RECEIVED. Not a project per CEQA Guidelines Sections 15060(c)(3) and 15378.

07/11/12; RESPONSE RECEIVED. 6/7/2012 - The Planning Commission held a public hearing and recommended approval with modifications; Resolution No. 18641.

10/02/12; SUBSTITUTED AND ASSIGNED to Land Use and Economic Development Committee.

10/09/12; REFERRED TO DEPARTMENT. Referred substitute legislation to the Planning Department/Commission for informational purposes.

Heard in Committee. Speakers: Supervisor David Chiu (Board of Supervisors); Kimia Haddadan (Planning Department); presented information concerning the matter and answered questions raised throughout the hearing.

AMENDED on Page 14, Line 7, by deleting 'include the following information'; Line 12, by deleting 'electronic mail address'; and Lines 13-16, by adding 'and (5) describe the type of open space; and, (6) state the location of the open space, and, in cases where that space is not visible from a major sidewalk, include directions to the open space.'

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Mar, Cohen, Wiener

120882 [Administrative Code - Board of Supervisors Review of Affordable Housing Trust Fund]**Sponsor: Chiu**

Ordinance amending the San Francisco Administrative Code by adding Section 1.60 to require the Mayor's Office of Housing and the Planning Department to report to the Board of Supervisors every five years on the implementation of Charter Section 16.110, the Affordable Housing Trust Fund Charter Amendment.

09/04/12; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 10/4/2012.

09/14/12; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and Planning Department for informational purposes.

10/09/12; SUBSTITUTED AND ASSIGNED to Land Use and Economic Development Committee.

10/18/12; REFERRED TO DEPARTMENT. Re-referred the substitute legislation to the Mayor's Office of Housing and Planning Department for informational purposes.

10/18/12; RESPONSE RECEIVED. 10/18/2012 - The Planning Commission held a public hearing and recommended approval with modifications; Resolution No. 18721.

Heard in Committee. Speakers: Supervisor David Chiu (Board of Supervisors); Olson Lee, Director (Mayor's Office of Housing); presented information concerning the matter and answered questions raised throughout the hearing.

AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Mar, Cohen, Wiener

ADJOURNMENT

The meeting adjourned at 1:34 p.m.