



City and County of San Francisco
Meeting Minutes
Land Use and Transportation Committee

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Members: Mark Farrell, Aaron Peskin, Katy Tang

Clerk: Erica Major (415) 554-4441

Monday, January 8, 2018

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Mark Farrell, Aaron Peskin, and Katy Tang

The Land Use and Transportation Committee met in regular session on Monday, January 8, 2018, with Chair Mark Farrell presiding.

ROLL CALL AND ANNOUNCEMENTS

Chair Farrell called the meeting to order at 1:36 p.m. On the call of the roll, Chair Farrell, Vice Chair Peskin, and Member Tang were noted present. There was a quorum.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

171096 [Planning Code - Definition of Gross Floor Area]

Ordinance amending the Planning Code to revise the definition of Gross Floor Area to delete the reference to accessory buildings, exempt required car-share spaces, remove redundant off-street loading provisions, and modify provisions regarding accessory and non-accessory parking; and making environmental findings and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and public necessity, convenience, and welfare findings pursuant to Planning Code, Section 302. (Planning Commission)

10/13/17; RECEIVED FROM DEPARTMENT.

10/24/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/23/2017.

Heard in Committee. Speaker: Audrey Butkus (Planning Department); presented information and answered questions raised throughout the discussion.

Vice Chair Peskin, seconded by Member Tang, moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

171097 [Planning Code - Article 8 Corrections]

Ordinance amending the Planning Code to correct typographical errors, clarify nighttime entertainment restrictions, and update inclusionary affordable housing requirements; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and making findings as required by Planning Code, Section 302. (Planning Commission)

10/13/17; RECEIVED FROM DEPARTMENT.

10/24/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/23/2017.

11/03/17; REFERRED TO DEPARTMENT. Referred to Entertainment Commission and Mayor's Office of Housing and Community Development for informational purposes.

Heard in Committee. Speaker: Audrey Butkus (Planning Department); presented information and answered questions raised throughout the discussion.

Member Tang, seconded by Vice Chair Peskin, moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

171173 [Planning Code - Mission Street Neighborhood Commercial Transit District]

Sponsor: Ronen

Ordinance amending the Planning Code to prohibit Non-Retail Professional Services uses, limit lot mergers, and allow Arts Activities and Catering uses within the Mission Street Neighborhood Commercial Transit District; affirming the Planning Commission's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302. (Planning Commission)

11/01/17; RECEIVED FROM DEPARTMENT.

11/14/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 12/14/2017.

11/22/17; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; Planning Commission for public hearing and recommendation, pursuant to Planning Code, Section 301(b); and Small Business Commission for comment and recommendation.

11/30/17; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Heard in Committee. Speakers: Claudia Flores and Pedro Peterson (Planning Department); Amy Beinart (Office of Supervisor Hillary Ronen); Jon Givner (Office of City Attorney); presented information and answered questions raised throughout the discussion. Corey Smith (SF Housing Action Coalition); Peter Papadopoulos; Eric Arguello (Calle 24 Latino Cultural District); Ace Washington; spoke in support of the proposed legislation. Mark Loper (Reuben, Junius & Rose, LLP); spoke neither in support nor against the proposed legislation.

Vice Chair Peskin, seconded by Member Tang, moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

171290 [Interim Zoning Controls - Conditional Use for Restaurants and Storefront Mergers]**Sponsor: Ronen**

Resolution imposing interim zoning controls to require that for a 15-month period a Conditional Use authorization is required for a proposed restaurant use and for a commercial storefront merger resulting in a non-residential use size of 2,000 gross square feet or larger in the area generally defined by the following boundaries: 13th, Duboce, and Division Streets to the north, Mission Street to the west (including any parcel with a property line on either side of Mission Street), Cesar Chavez Street to the south, and Potrero Avenue to the east; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

12/05/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 1/4/2018.

12/12/17; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; Small Business Commission for comment and recommendation; and to Planning Department for informational purposes.

12/27/17; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

12/29/17; NOTICED. 10-Day Notice for 1/8/2018 Land Use and Transportation Committee hearing was published and posted (no mailing required; 30+ acres), per Planning Code Section 306.7(g).

Heard in Committee. Speaker: Amy Beinart (Office of Supervisor Hillary Ronen); presented information and answered questions raised throughout the discussion.

Vice Chair Peskin, seconded by Member Tang, moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

171095 [General Plan Amendment - Western Shoreline Area Plan (Local Coastal Plan)]**Sponsors: Tang; Peskin**

Ordinance amending the Western Shoreline Area Plan of the General Plan, San Francisco's Local Coastal Program Land Use Plan, to add an objective to preserve, enhance, and restore the Ocean Beach shoreline while protecting public access, scenic quality, natural resources, critical public infrastructure, and existing development from coastal hazards; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Planning Commission)

10/10/17; RECEIVED FROM DEPARTMENT.

10/24/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/23/2017.

12/29/17; NOTICED. 10-Day Notice for 1/8/2018 Land Use and Transportation Committee hearing was published, mailed and posted, per Government Code Sections 65090 et seq.

Supervisor Tang requested to be added as the sponsor, and Supervisor Peskin requested to be added as a co-sponsor.

Heard in Committee. Speakers: Maggie Wenger (Planning Department); presented information and answered questions raised throughout the discussion. Bill McLaughlin; Mike Grizzle; Doug Schultz; Eileen Logan; spoke in support of the proposed legislation.

Member Tang, seconded by Vice Chair Peskin, moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

171122 [Interim Zoning Controls - Supervisorial District 11 - Institutional Uses, Certain Personal Service Uses, and Conversion of Commercial to Residential Use]**Sponsor: Safai**

Resolution imposing interim zoning controls for an 18-month period in the Excelsior Outer Mission Neighborhood Commercial District and areas in Supervisorial District 11 zoned Small-Scale Neighborhood Commercial District (NC-2), Moderate-Scale Neighborhood Commercial District (NC-3), Neighborhood Commercial Shopping Center District (NC-S), Small-Scale Neighborhood Commercial Transit District (NCT-2), and Moderate-Scale Neighborhood Commercial Transit District (NCT-3), to require a Conditional Use authorization for the following new Uses (or existing Uses operating without proper approvals and permits) in areas where such Uses currently are permitted: all Institutional Uses located on the First Story, certain categories of Institutional Uses located on any Story, and a Personal Service Use operating as a salon and/or providing cosmetic services and located on the First Story; to require a Conditional Use authorization for the conversion of any Commercial Use to a Residential Use; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and priority policies in Planning Code, Section 101.1.

10/17/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/16/2017.

10/26/17; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review and informational purposes; and to Small Business Commission for comment and recommendation.

11/30/17; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Section 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

12/12/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Safai introduced a substitute Resolution bearing the same title.

12/29/17; NOTICED. 10-Day Notice for 1/8/2018 Land Use and Transportation Committee hearing was published and posted (no mailing required; 30+ acres), per Planning Code Section 306.7(g).

Heard in Committee. Speakers: Supervisor Ahsha Safai (Board of Supervisors); Rachael Tanner (Planning Department); presented information and answered questions raised throughout the discussion.

Member Tang, seconded by Vice Chair Peskin, moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Farrell, Peskin, Tang

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:23 p.m.

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