



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: Ahsha Safai, Aaron Peskin, Matt Haney

Clerk: Erica Major (415) 554-4441

Monday, January 14, 2019

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Ahsha Safai, Aaron Peskin, and Matt Haney

The Land Use and Transportation Committee met in regular session on Monday, January 14, 2019, with Interim Chair Ahsha Safai presiding.

ROLL CALL AND ANNOUNCEMENTS

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

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

Interim Chair Safai requested File Nos. 181111, 181112, and 180474 be called together.

181111 [General Plan Amendment - Downtown Area Plan - 1650, 1660, 1670 and 1680 Mission Street]

Ordinance amending the General Plan to revise Map 1 of the Downtown Area Plan to include 1650, 1660, 1670 and 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, 008, 009 and 010, in the C-3-G (Downtown General Commercial District) area; and making environmental findings, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340. (Planning Commission)

11/13/18; RECEIVED FROM DEPARTMENT.

11/27/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 12/27/2018.

01/04/19; NOTICED. 10-Day Notice for 01/14/2019 Land Use and Transportation Committee hearing published in the Examiner and posted, per Government Code Sections 65091, 65090(a), and 65092(a).

Heard in Committee. Speakers: Aaron Starr (Planning Department); Andrico Penick, Director (Real Estate Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Sue Hestor; spoke on various concerns relating to the hearing matter.

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

Ayes: 3 - Safai, Peskin, Haney

181112 [General Plan Amendment - Market and Octavia Area Plan - 1650, 1660, 1670 and 1680 Mission Street]

Ordinance amending the General Plan to revise Map 1 of the Market and Octavia Area Plan to change the designation of 1650, 1660, 1670 and 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, 008, 009 and 010, from NC-3 (Moderate Scale Neighborhood Commercial Transit) and P (Public Use District) to C-3-G (Downtown General Commercial District); and making environmental findings, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340. (Planning Commission)

11/13/18; RECEIVED FROM DEPARTMENT.

11/27/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 12/27/2018.

01/04/19; NOTICED. 10-Day Notice for 01/14/2019 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090;

Heard in Committee. Speakers: Aaron Starr (Planning Department); Andrico Penick, Director (Real Estate Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Sue Hestor; spoke on various concerns relating to the hearing matter.

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

Ayes: 3 - Safai, Peskin, Haney

180474 [Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street]

Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department'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 general welfare under Planning Code, Section 302. (Real Estate Department)

05/01/18; RECEIVED FROM DEPARTMENT.

05/15/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 6/14/2018.

05/22/18; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental purposes; Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation.

07/17/18; REMAIN ACTIVE. 7/10/2018 - The Board of Supervisors adopted Resolution No. 231-18 (File No. 180717) extending the Planning Commission's review period by 30 days; 9/19/2018.

10/05/18; REMAIN ACTIVE. 9/25/2018 - The Board of Supervisors adopted Resolution No. 323-18 (File No. 180921) extending the Planning Commission's review period by 90 days; 12/18/2018.

10/17/18; 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. No redevelopment is anticipated. Any future proposed project would need separate environmental review.

11/13/18; RESPONSE RECEIVED. On October 25, 2018, the Planning Commission conducted a duly notice hearing and recommended approval on the proposed legislation.

01/04/19; NOTICED. 10-Day Notice for 01/14/2019 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

Heard in Committee. Speakers: Aaron Starr (Planning Department); Andrico Penick, Director (Real Estate Department); Jon Givner (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Sue Hestor; spoke on various concerns relating to the hearing matter.

Vice Chair Peskin moved that this Ordinance be REFERRED WITHOUT RECOMMENDATION AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Safai, Peskin, Haney

180916 [Planning, Administrative Codes - Zoning Controls and Fees in the C-3-R (Downtown Retail) District]**Sponsor: Peskin**

Ordinance amending the Planning Code to change zoning controls for Non-Retail Sales and Service Uses in the C-3-R (Downtown Retail) Zoning District; amending the Planning and Administrative Codes to create the Union Square Park, Recreation, and Open Space Fund and Fee; affirming Planning Department'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 pursuant to Planning Code, Section 302.

09/18/18; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/18/2018.

09/26/18; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

09/27/18; 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.

10/16/18; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee.

10/19/18; NOTICED. First 10-Day Fee Ad for 10/29/2018 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

10/24/18; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review.

10/25/18; NOTICED. Second 10-Day Fee Ad for 10/29/2018 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

10/25/18; RESPONSE RECEIVED. On October 18, 2018, the Planning Commission conducted a duly noticed public hearing and recommended approval with modifications for the proposed legislation.

10/29/18; CONTINUED. Heard in Committee. Speakers: None.

11/01/18; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

12/03/18; CONTINUED. Heard in Committee. Speakers: None.

01/07/19; DUPLICATED.

01/07/19; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

01/07/19; CONTINUED AS AMENDED.

Heard in Committee. Speakers: Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Karin Flood, Executive Director (Union Square Business Improvement District); spoke in support of the hearing matter. William Penn; Sue Hestor; spoke on various concerns relating to the hearing matter.

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

Ayes: 3 - Safai, Peskin, Haney

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:16 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.