



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: Aaron Peskin, Ahsha Safai, Matt Haney

Clerk: Erica Major (415) 554-4441

Monday, April 29, 2019

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

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

The Land Use and Transportation Committee met in regular session on Monday, April 29, 2019, with Chair Aaron Peskin presiding. Chair Peskin called the meeting to order at 1:35 p.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Peskin, Vice Chair Safai, and Member Haney were noted present. A quorum was present.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

Chair Peskin requested File Nos. 170416 and 190049 be heard together.

Vice Chair Safai was noted absent at 1:52 p.m. and present at 2:02 p.m.

170416 [Administrative Code - Residential Hotel Status Report Requirement]

Sponsor: Peskin

Ordinance amending the Administrative Code to require the completion of a report of residential hotel status, and disclosure of the report to the buyer or transferee, prior to the sale or transfer of a residential hotel; and affirming the Planning Department's determination under the California Environmental Quality Act.

04/11/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/11/2017.

04/19/17; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental review; the Small Business Commission for comment and recommendation; and to the Residential Rent Stabilization and Arbitration Board, the Mayor's Office of Housing and Community Development, and the Department of Building Inspection for informational purposes.

05/24/17; RESPONSE RECEIVED. The Small Business Commission submitted no comment noting the Commission will not be hearing the item.

06/19/17; 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.

06/26/17; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: None.

04/10/18; REMAIN ACTIVE. Supervisor Peskin requested that this matter remain open for an additional six months; 10/10/2018

11/19/18; REMAIN ACTIVE. Supervisor Peskin requested this matter remain active for an additional six months; 4/19/2019.

Heard in Committee. Speakers: Deon Roberts; Matthias Mormino (Chinatown CDC); Lindsay Mulchan (Tenderloin Housing Clinic); Tony Robles (Senior and Disability Action); spoke in support of the hearing matter. Ryan Patterson (Zacks, Freedman, & Patterson); Manuel; Raja Vanmari; spoke in opposition of the hearing matter. Jordan Davis; Speaker; Rene Pasal; C.W. Johnson; Wesley Tyler; David Elliot Lewis; Mr. Wright; spoke on various concerns relating to the hearing matter.

Member Haney moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 2 - Peskin, Haney

Absent: 1 - Safai

190049 [Administrative Code - Definition of Tourist or Transient Use Under the Hotel Conversion Ordinance]**Sponsor: Peskin**

Ordinance amending the Administrative Code to revise the definition of Tourist or Transient Use under the Hotel Conversion Ordinance, to change the term of tenancy from less than 32 days to less than 30 days; 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, and findings of public necessity, convenience, and welfare, under Planning Code, Section 302.

01/15/19; ASSIGNED to Rules Committee. 30 day rule waived by President Yee.

01/30/19; 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.

02/04/19; CONTINUED. Heard in Committee. Speaker: Ryan Patterson (SRO Hotel Coalition); spoke in opposition of the matter.

02/11/19; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Andrew Zacks (SRO Hotel Coalition); Tony Robles; spoke in opposition of the matter.

04/11/19; RESPONSE RECEIVED. Not considered a project under the California Environmental Quality Act (CEQA) or, in the alternative, that because no new impacts would result, environmental review of the ordinance can be documented.

04/19/19; TRANSFERRED to Land Use and Transportation Committee.

Heard in Committee. Speakers: Deon Roberts; Matthias Mormino (Chinatown CDC); Lindsay Mulchan (Tenderloin Housing Clinic); Tony Robles (Senior and Disability Action); spoke in support of the hearing matter. Ryan Patterson (Zacks, Freedman, & Patterson); Manuel; Raja Vanmari; spoke in opposition of the hearing matter. Jordan Davis; Speaker; Rene Pasal; C.W. Johnson; Wesley Tyler; David Elliot Lewis; Mr. Wright; spoke on various concerns relating to the hearing matter.

Vice Chair Safai moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING NEW TITLE, by deleting references to Planning Code, Sections 101.1 and 302 findings; updating the language of the term of tenancy; and adding other clarifying and conforming changes. The motion carried by the following vote:

Ayes: 3 - Peskin, Safai, Haney

Ordinance amending the Administrative Code to revise the definition of Tourist or Transient Use under the Hotel Conversion Ordinance, to change the term of tenancy to less than 30 days, revising the provision in the Administrative Code providing that the term of tenancy is less than 32 days and superseding the City's temporary stipulated agreement that the term of tenancy is less than 7 days; and affirming the Planning Department's determination under the California Environmental Quality Act.

Vice Chair Peskin moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of May 6, 2019. The motion carried by the following vote:

Ayes: 3 - Peskin, Safai, Haney

190419 [Conditional Property Exchange Agreement - EQX JACKSON SQ HOLDCO LLC - Potential Exchange of 530 Sansome Street for a Portion of 425-439 Washington Street]**Sponsors: Mayor; Peskin**

Resolution approving a Conditional Property Exchange Agreement (“CPEA”) with EQX JACKSON SQ HOLDCO LLC, a Delaware limited liability company, for a proposed future transfer of City real property at 530 Sansome Street (Assessor’s Parcel Block No. 0206, Lot No. 017) under the jurisdiction of the Fire Department, in exchange for a portion of the real property at 425-439 Washington Street (Assessor’s Parcel Block No. 0206, Lot Nos. 013 and 014), subject to several conditions, as defined herein; and finding that the CPEA is a conditional land acquisition agreement under California Environmental Quality Act Guidelines, Section 15004(b)(2)(A), and subject to City’s discretionary approval after the completion of environmental review.

04/16/19; RECEIVED AND ASSIGNED to Budget and Finance Sub-Committee.

04/25/19; TRANSFERRED to Land Use and Transportation Committee. President Yee transferred this matter from the Budget and Finance Sub-Committee to the Land Use and Transportation Committee.

Heard in Committee. Speakers: John Updike (Real Estate Division); Dan Adams (Mayor’s Office of Housing and Community Development); Chief Janine Nicholson and Deputy Chief Anthony Rivera (Fire Department); Mr. Witty; presented information and answered questions raised throughout the discussion. Mr. Wright; Speaker; spoke on various concerns relating to the hearing matter.

RECOMMENDED AS COMMITTEE REPORT by the following vote:

Ayes: 3 - Peskin, Safai, Haney

190427 [Resolution of Intention - Renewal and Expansion - Union Square Business Improvement District]**Sponsor: Peskin**

Resolution declaring the intention of the Board of Supervisors to renew and expand a property-based business improvement district known as the “Union Square Business Improvement District” and levy a multi-year assessment on all parcels in the district; approving the management district plan and engineer’s report and proposed boundaries map for the district; ordering and setting a time and place for a public hearing of the Board of Supervisors, sitting as a Committee of the Whole, on July 9, 2019, at 3:00 p.m.; approving the form of the Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings; and directing the Clerk of the Board of Supervisors to give notice of the public hearing and balloting, as required by law.

04/16/19; RECEIVED AND ASSIGNED to Government Audit and Oversight Committee.

04/23/19; TRANSFERRED to Land Use and Transportation Committee. President Yee transferred this matter from the Government Audit and Oversight Committee to the Land Use and Transportation Committee.

Heard in Committee. Speakers: Chris Corgas (Office of Economic and Workforce Development); Robbie Silver (Union Square Business Improvement District); Tim Seufert (NBS); presented information and answered questions raised throughout the discussion. Donald; Speaker; Speaker; Kelly Powers (Hotel Council of San Francisco); Jay; Brandon Davis (Downtown Streets Team); Sandra Costello (Travel); Kevin F. Adler (Miracle Messages); spoke in support of the hearing matter.

Vice Chair Safai moved that this Resolution be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 3, Line 24, by striking ‘fifteen’ and replacing it with ‘ten’; on Page 5, Line 16, by striking ‘North of Market/Tenderloin Community Benefit District’ and replacing it with ‘ Union Square Business Improvement District’. The motion carried by the following vote:

Ayes: 3 - Peskin, Safai, Haney

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Peskin, Safai, Haney

190318 [Resolution of Intention - Street Name Change - Gilbert Street to Jeff Adachi Way]**Sponsors: Haney; Walton**

Resolution declaring the intention of the Board of Supervisors to rename Gilbert Street, which runs parallel to 6th and 7th Streets and perpendicular to Bryant and Brannan Streets, to Jeff Adachi Way.

03/19/19; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

03/26/19; REFERRED TO DEPARTMENT. Referred to Public Works, Police Department, San Francisco Municipal Transportation Agency, and Fire Department for official response, pursuant to Public Works Code, Section 423, California Streets and Highways Code, Sections 970.5, 971, 1806, and 5026, and California Government Code, Section 34091.1

03/26/19; RESPONSE RECEIVED. Public Works noted they had no comments on the proposed legislation to change the official name of the proposed street.

03/27/19; RESPONSE RECEIVED. The San Francisco Fire Department has no objections to the proposed resolution.

Heard in Committee. Speakers: Jordan Davis; Speaker; Tony Robles (Senior and Disability Action); spoke in support of the hearing matter.

Vice Chair Safai moved that this Resolution be CONTINUED to the Land Use and Transportation Committee meeting of May 6, 2019. The motion carried by the following vote:

Ayes: 3 - Peskin, Safai, Haney

190397 [Hearing - Affordable Senior Housing]**Sponsors: Yee; Peskin, Safai, Fewer and Mar**

Hearing to receive presentations on the City's affordable housing resources for seniors, including but not limited to, the existing portfolio, future projects, and analysis of present and future needs; and requesting the Mayor's Office of Housing and Community Development, Department of Aging and Adult Services, Department of Public Health, and the Capital Planning Committee to report.

04/09/19; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

04/17/19; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and Community Development, Department of Aging and Adult Services, Department of Public Health, and Capital Planning Committee for informational purposes and requesting the agencies to report.

Heard in Committee. Speakers: President Norman Yee (Board of Supervisors); Shireen McSpadden, Executive Director (Department of Aging and Adult Services); Amy Chan and Kim Adams (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Karen M. Fishkin (Senior and Disability Action); Mr. Wright; Kathy Limpscomb (Senior and Disability Action); Ericka Martynovvch and Mary Claire Amable (South of Market Community Action Network); Theresa Imperial, Director (Bill Sorro Housing Program); Winston Parsons (Richmond Senior Clerks); Karen Nemsick (Rebuilding Together San Francisco); Annie Chung; Sonui Fung; Gum Gee Lam Lee; Marco San; Andre Baldamarez; Marla Knight (North Beach Tenants Committee); Michael Lyon; Betty Traynor, President and Theresa Flandrich (Senior and Disability Action); Vivian Sosa; Bob Dayner; Michael Majors (Senior and Disability Action); Speaker; Tony Robles and Joyce Pagalagos (Senior and Disability Action); Jordan Davis; Christine Ness (Richmond Senior Center); Bobby Boe (Senior and Disability Action); Sam Caples; Speaker; C.W. Johnson; Edward Mason; Matthias Mormino (Chinatown CDC); Geico Fujioka; spoke on various concerns relating to the hearing matter.

HEARD AND FILED by the following vote:

Ayes: 3 - Peskin, Safai, Haney

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 4:51 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.