



**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*

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**Monday, September 9, 2019**

**1:30 PM**

**City Hall, Legislative Chamber, Room 250**

**Regular Meeting**

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

*The Land Use and Transportation Committee met in regular session on Monday, September 9, 2019, with Chair Aaron Peskin presiding. Chair Peskin called the meeting to order at 1:30 p.m.*

**ROLL CALL AND ANNOUNCEMENTS**

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

*Vice Chair Safai was noted present at 1:32 p.m.*

**AGENDA CHANGES**

*There were no agenda changes.*

## REGULAR AGENDA

### **190708 [Environment Code - 100% Renewable Energy Required for On-Site Electricity Demands in Nonresidential Buildings of 50,000 Square Feet or More]**

**Sponsors: Mayor; Brown, Safai, Peskin and Haney**

Ordinance amending the Environment Code to require all nonresidential buildings of 50,000 square feet or more to provide all on-site electricity demands from 100% greenhouse gas-free or renewable sources and to authorize the Director of the Department of the Environment to adopt rules and regulations for implementation of the requirements; and affirming the Planning Department's determination under the California Environmental Quality Act.

06/18/19; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/18/2019.

06/25/19; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Department of Building Inspection, Building Inspection Commission, and the Planning Department for informational purposes.

07/25/19; 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. Individual project would need separate environmental review.

*Heard in Committee. Speakers: Charles Sheehan and Barry Hopper (Department of the Environment); Michael Hyams (CleanPower SF); presented information and answered questions raised throughout the discussion. Mr. Wright; spoke on various concerns relating to the hearing matter.*

*Supervisors Peskin and Haney requested to be added as a co-sponsors.*

**Member Haney moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 4, Line 3, by adding 'California Public Utilities Code Chapter 2.3, Article 16, Section 399.16(b)(1) or (2),' after 'and'; on Page 4, Lines 4-6, by adding ', or provided by a local publicly owned electric utility subject to California Public Utilities Code Chapter 2.3, Article 16, Section 399.30(j), as amended from time to time.' and striking 'and from hydroelectric facilities of 30 megawatts or greater'; and adding other clarifying and conforming changes. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Haney

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

Ayes: 3 - Peskin, Safai, Haney

**190812 [Planning Code - Allowing Long-Term Parking of and Overnight Camping in Vehicles and Ancillary Uses at 2340 San Jose Avenue]****Sponsors: Safai; Yee, Ronen, Brown, Walton, Haney and Mandelman**

Ordinance amending the Planning Code to allow temporary long-term parking of and overnight camping in vehicles, and ancillary uses including administrative offices, restrooms, showering or bathing facilities, kitchen or other food preparation facilities, and eating areas at 2340 San Jose Avenue, Assessor's Parcel Block No. 6973, Lot No. 039, subject to compliance with all other Municipal Code requirements, including but not limited to requirements of the Overnight Safe Parking Pilot Program; 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 welfare under Planning Code, Section 302.

07/23/19; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/22/2019.

07/30/19; 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.

09/05/19; RESPONSE RECEIVED. No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.

09/05/19; RESPONSE RECEIVED. On August 29, 2019, the Planning Commission conducted a duly noticed hearing and recommended approval with modifications for this proposed legislation.

*Heard in Committee. Speakers: Dylan Schneider (Department Homelessness and Supportive Housing); Diego Sanchez (Planning Department); presented information and answered questions raised throughout the discussion. Sam Moss (Mission Housing Vehicle Triage Center); Corey Smith (San Francisco Housing Coalition); spoke in support of the hearing matter. Mr. Wright; spoke on various concerns relating to the hearing matter.*

**RECOMMENDED AS COMMITTEE REPORT by the following vote:**

Ayes: 3 - Peskin, Safai, Haney

**190355 [Planning Code - Authorizing Interim Activities at Development Sites]****Sponsors: Mayor; Haney**

Ordinance amending the Planning Code to enable the use of development project sites during the project approval and entitlement process by authorizing the Planning Department to authorize certain interim activities at development project sites as Temporary Uses for up to 36 months, subject to extension at the discretion of the Planning Director in increments for up to a maximum possible total of 36 additional months; adopting 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 convenience, necessity, and welfare under Planning Code, Section 302.

04/02/19; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 5/2/2019.

04/10/19; 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; and Board of Appeals, Entertainment Commission, Arts Commission, Recreation and Parks Department, and Department of Homelessness and Supportive Housing for informational purposes.

04/15/19; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a physical change in the environment. Each temporary use would require a permit and separate environmental review.

05/02/19; RESPONSE RECEIVED. On April 25, 2019, the Planning Commission met and held a duly noticed public hearing and recommended approval with modification for this proposed legislation.

06/28/19; NOTICED. First 10-Day Fee Ad for 7/8/2019 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

07/03/19; NOTICED. Second 10-Day Fee Ad for 7/8/2019 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

07/08/19; CONTINUED. Heard in Committee. Speakers: Audrey Butkus (Planning Department); presented information and answered questions raised throughout the discussion. Mr. Wright; spoke on various concerns relating to the hearing matter.

*Heard in Committee. Speakers: Mr. Wright; Speaker; spoke on various concerns relating to the hearing matter.*

**CONTINUED TO CALL OF THE CHAIR 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 2:14 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.*