



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, Dean Preston

Clerk: Erica Major (415) 554-4441

Monday, March 2, 2020

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Aaron Peskin, Ahsha Safai, and Dean Preston

The Land Use and Transportation Committee met in regular session on Monday, March 2, 2020, with Chair Aaron Peskin presiding. Chair Peskin called the meeting to order at 1:33 p.m.

ROLL CALL AND ANNOUNCEMENTS

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

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

191075 [Planning, Administrative Codes - Residential Occupancy]**Sponsor: Peskin**

Ordinance amending the Planning Code to create the Intermediate Length Occupancy residential use characteristic; amending the Administrative Code to clarify existing law regarding the enforceability of fixed-term leases in rental units covered by the just cause protections of the Residential Rent Stabilization and Arbitration Ordinance (the "Rent Ordinance"), prohibit the use of rental units for temporary occupancies by non-tenants, require landlords to disclose in advertisements for such units that the units are subject to the Rent Ordinance, and authorize enforcement through administrative and/or civil penalties; requiring the Controller to conduct a study to analyze the impacts of new Intermediate Length Occupancy units in the City; 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.

10/22/19; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/21/2019.

10/30/19; 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.

11/22/19; 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.

01/14/20; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Peskin introduced a substitute Ordinance bearing the same title.

01/22/20; 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.

02/11/20; RESPONSE RECEIVED. On January 30, 2020, the Planning Commission met and held a duly noticed hearing and recommended approval with modification for the proposed legislation.

02/24/20; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Fred Brousseau (Budget and Legislative Analyst's Office); Diego Sanchez (Planning Department); presented information and answered questions raised throughout the discussion. Greg Pennington; Gurvant Shah; J. Scott Weaver (San Francisco Tenant Union); Lenea Maibaum (Housing Rights Committee); Amelia Rubio; Javier Ramon; Ran Thompson; Adrian Anzaldua; Lisa Aubrey; Brooke Turner (Coalition of Better Housing); spoke in support of the hearing matter. Bri Seoane (Ronald McDonald House Charities Bay Area); Jeff Jerden (Veritas Investments); spoke in opposition of the hearing matter. Susan Marsh; Linda Chapman (Nob Hill Neighbors); Kiana Martinez (Housing Rights Committee); Deepa Varma (San Francisco Tenants Union); Bri Shashe; Palo Mar; Lorraine Petty and Kathy Lipscomb (Senior and Disability Action); Sarah Shortt (Housing Rights Committee); Eli Soko; Tyler Show; (Council of Community Housing Organizations); Jeanine Nu; spoke on various concerns relating to the hearing matter.

02/24/20; CONTINUED AS AMENDED.

02/28/20; 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.

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

Chair Peskin moved that this Ordinance be moved to be CONTINUED to the Land Use and Transportation Committee meeting of March 9, 2020. The motion carried by the following vote:

Ayes: 3 - Peskin, Safai, Preston

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 1:42 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.