



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, April 27, 2020

1:30 PM

Regular Meeting

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

The Land Use and Transportation Committee met in remote regular session on Monday, April 27, 2020, with Chair Aaron Peskin presiding. Chair Peskin called the meeting to order at 1:31 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]**Sponsors: Peskin; Preston, Fewer and Yee**

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; Javiar Ramon; Ran Thompson; Adrian Anzaldúa; 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.

03/02/20; CONTINUED. Heard in Committee. Speaker: Diego Sanchez (Planning Department); presented information and answered questions raised throughout the discussion.

03/09/20; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speaker: Linda Chapman (Nob Hill Neighbors); spoke on various concerns relating to the hearing matter.

03/09/20; CONTINUED AS AMENDED.

03/30/20; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: None.

Heard in Committee. Speakers: Anne Pearson (Office of the City Attorney); presented

information and answered questions raised throughout the discussion. Mike Walker (San Francisco Day School); spoke in support of the hearing matter. Andrew Long; Gary Briggs (San Francisco Apartment Association); spoke in opposition of the hearing matter. Linda Chapman; Alan Marcos; spoke on various concerns relating to the hearing matter.

Member Preston moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 16, Lines 21-22, by adding ‘, or in furtherance of its primary mission of education by providing housing to teachers’. The motion carried by the following vote:

Ayes: 3 - Peskin, Safai, Preston

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

Ayes: 3 - Peskin, Safai, Preston

200143 [Planning Code - Zoning Controls - Urban Mixed Use District - Office Uses]

Sponsor: Ronen

Ordinance amending the Planning Code to provide that in the Urban Mixed Use District all office uses are prohibited, except that a professional service, financial service, or medical service is allowed as a conditional use on the ground floor when primarily open to the general public on a client-oriented basis; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

02/11/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/12/2020.

02/18/20; 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.

02/28/20; 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.

04/23/20; RESPONSE RECEIVED. On April 23, 2020, the Commission met and held a duly noticed hearing and recommended approval with modifications for the proposed legislation.

Heard in Committee. Speakers: Amy Beinart (Office of Supervisor Hilary Ronen); presented information and answered questions raised throughout the discussion. Corey Smith (San Francisco Housing Action Coalition); Speaker (Carpenters Union); spoke in support of the hearing matter. Tuija Catalano (Reuben, Junius and Rose, LLP); Ahmad Mohazzed; Tim Colon; Jonathan Whitman; spoke on various concerns relating to the hearing matter.

Chair Peskin moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of May 4, 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 2:22 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.