



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, May 4, 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, May 4, 2020, with Chair Aaron Peskin presiding. Chair Peskin called the meeting to order at 1:32 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

200142 [Planning Code - Conditional Use Authorizations for Demonstrably Unaffordable Housing]

Sponsors: Mandelman; Peskin

Ordinance amending the Planning Code to require conditional use authorization for applications to demolish a single-family residential building on a site zoned as RH-1 (Residential, House District, One Family) or RH-1(D) (Residential, House District, One Family-Detached), when the building is demonstrably not affordable or financially accessible housing; 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 convenience, necessity, 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.

05/01/20; RESPONSE RECEIVED. On April 23, 2020, the Commission met and held a duly noticed hearing and recommended approval with modifications.

Heard in Committee. Speakers: Supervisor Rafael Mandelman (Board of Supervisors); Audrey Merlone and Aaron Starr (Planning Department); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Theodore Randolph; Matthew; Laura Foote (YIMBY Action); Speaker; spoke in opposition of the hearing matter. Kristy Wong (SPUR); Robert Brackman; Sean Keaton; Francisco Acosta; Bruce Bowen (Dolores Heights Club); Georgia Schuttish; Earl Gordon; Sonya Trauss; Yonathan Randolph; Sarah Olgadie (YIMBY Action); Anastasia Yovanopoulos; Francisco Da Costa; spoke on various concerns relating to the hearing matter.

Chair Peskin requested that File No. 200142 be DUPLICATED.

DUPLICATED

See Duplicated File No. 200451

Vice Chair Safai moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 3, Lines 1-11, by adding '(5) The Demolition of a Single-Family Residential Building that meets the requirements of Subsection (d)(3) below may be approved by the Department without requiring a Conditional Use authorization. (6) Exception for Certain Permits Filed Before February 11, 2020. An application to demolish a Single-Family Residential Building on a site in a RH-1 or RH-1(D) District that is demonstrably not affordable or financially accessible housing, meaning housing that has a value greater than 80% than the combined land and structure values of single-family homes in San Francisco as determined by a credible appraisal made within six months of the application to demolish, is exempt from the Conditional Use authorization requirement of Subsection (c)(1), provided that a complete Development Application was submitted prior to February 11, 2020.' 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

200451 [Planning Code - Conditional Use Authorizations for Demonstrably Unaffordable Housing]

Sponsors: Mandelman; Peskin

Ordinance amending the Planning Code to require conditional use authorization for applications to demolish a single-family residential building on a site zoned as RH-1 (Residential, House District, One Family) or RH-1(D) (Residential, House District, One Family-Detached), when the building is demonstrably not affordable or financially accessible housing; 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 convenience, necessity, and welfare under Planning Code, Section 302.

Duplicated from File No. 200142.

Chair Peskin moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, by updating the definitions in Planning Code, Section 317(b)(2)(B), by striking 'and also proposes' and replacing it with 'or'; updating the definition in Planning Code, Section 317(b)(2)(C), by striking 'and' and replacing it with 'or'. The motion carried by the following vote:

Ayes: 3 - Peskin, Safai, Preston

Chair Peskin moved that this Ordinance be CONTINUED TO THE CALL OF THE CHAIR AS AMENDEDED. 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.

04/27/20; CONTINUED. 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.

Heard in Committee. Speakers: Amy Beinart (Office of Supervisor Hillary Ronen); presented information and answered questions raised throughout the discussion. Garrett Mills; spoke in support of the hearing matter. Theo Gordon; spoke in opposition of the hearing matter.

Chair Peskin moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of May 11, 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 3:14 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.