



**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*

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**Monday, July 13, 2020**

**1:30 PM**

**Regular Meeting**

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

*The Land Use and Transportation Committee met in regular session through videoconferencing, and provided public comment through teleconferencing, on Monday, July 13, 2020, with Chair Aaron Peskin presiding. Chair Peskin called the meeting to order at 1:31 p.m.*

**Remote Access to Information and Participation**

*In accordance with Governor Newsom's Executive Order No. N-33-20 declaring a State of Emergency regarding the COVID-19 outbreak and Mayor London N. Breed's Proclamation declaring a Local Emergency issued on February 25, 2020, including the guidance for gatherings issued by the San Francisco Department of Public Health Officer, aggressive directives were issued to reduce the spread of COVID-19. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely (via Microsoft Teams) and will allow remote public comment via teleconference. Visit the SFGovTV website at ([www.sfgovtv.org](http://www.sfgovtv.org)) to stream the live meetings, or to watch meetings on demand. Members of the public are encouraged to participate remotely via detailed instructions on participating via teleconference available at: <https://sfbos.org/remote-meeting-call>.*

*Members of the public may participate by phone or may submit their comments by email to: [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org); all comments received will be made a part of the official record. Regularly-scheduled Land Use and Transportation Committee Meetings begin at 1:30 p.m. every Monday. Committee agendas and their associated documents are available at <https://sfbos.org/committees>.*

**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

### **200678 [Street Name Change - From “Willow Street” between Buchanan Street and Laguna Street to "Earl Gage Jr. Street"]**

**Sponsors: Preston; Mandelman**

Resolution renaming Willow Street, between Buchanan Street and Laguna Street, to "Earl Gage Jr. Street," to honor Earl Gage Jr.'s legacy and impact on the San Francisco firefighting community.

06/23/20; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

06/29/20; REFERRED TO DEPARTMENT. Referred to Public Works, Police Department, Municipal Transportation Agency, and Fire Department pursuant to San Francisco Public Works Code, Section 423, California Streets and Highways Code, Sections 970.5, 971, 1806, and 5026, and California Government Code, Section 34091.1; referred to the Department of Emergency Management for informational purposes.

06/29/20; RESPONSE RECEIVED. The Fire Department responded noting the proposed legislation will have no effect on SFFD Operations.

06/30/20; RESPONSE RECEIVED. The Police Department noted no objections to the proposed legislation.

06/30/20; RESPONSE RECEIVED. The San Francisco Municipal Transportation Agency noted no objections to the proposed legislation.

07/01/20; RESPONSE RECEIVED. Public Works submitted their response noting City agencies were notified with no objections received; letters of notification were sent on May 20, 2020.

07/02/20; RESPONSE RECEIVED. Proof of posting received from Public Works, pursuant to California Streets and Highways Code, Section 970.5.

*Heard in Committee. Speakers: None.*

**Member Preston moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT.  
The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

**200537 [Administrative Code - Floodplain Management and Flood Insurance Requirements]**

Ordinance amending the Administrative Code to update the City's floodplain management requirements to conform to current Federal floodplain management and National Flood Insurance Program criteria; to remove obsolete provisions; and affirming the Planning Department's determination under the California Environmental Quality Act. (City Administrator)

05/14/20; RECEIVED FROM DEPARTMENT.

06/02/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/2/2020.

06/10/20; REFERRED TO DEPARTMENT. Referred to the Planning Department for CEQA determination; Office of Economic and Workforce Development, Public Utilities Commission, Port Department, Airport, and Department of Building Inspection for informational purposes.

07/07/20; 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

*Heard in Committee. Speakers: Brian Strong, Director (Office of Resilience and Capital Planning); Rebecca Benassini (Port); Christopher Barkley (AECOM); Sarah Minick (Public Utilities Commission); presented information and answered questions raised throughout the discussion. Francisco Acosta; spoke on various concerns relating to the hearing matter.*

**Chair Peskin moved that this Ordinance be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

Chair Peskin requested File Nos. 200557, 200556, 200558, and 200559 be called together.

### **200557 [General Plan - Amendments to the Market and Octavia Area Plan]**

**Sponsor: Mayor**

Ordinance amending the General Plan to amend the Market and Octavia Area Plan; making conforming amendments to the Arts Element and the Housing Element; and making environmental findings, including adopting a statement of overriding considerations, and 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. (Planning Department)

05/29/20; RECEIVED FROM DEPARTMENT.

06/09/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/9/2020.

07/03/20; NOTICED. 10-Day Notice for 7/13/2020 Land Use and Transportation Committee hearing published in the Examiner and posted, per Government Code Sections 65091, 65090(a), and 65092(a).

*Heard in Committee. Speakers: AnMarie Rodgers and Lily Langlois (Planning Department); presented information and answered questions raised throughout the discussion. Mike Channan; Melinda Binn; Giganna; Corey Smith (San Francisco Housing Action Coalition); Sam Dutch; Sarah Oglesby; Francisco Gordon; Jim Chapel (SPUR); Tracy Everwine, Executive Director (Civic Center Community Benefit District); Ian Street (Local 22); Alex Lantsberg (San Francisco Electrical Construction Industry); Danny Campbell (Sheetmetal Workers Union Local 104); Jim Hass; Robert Fruckman; spoke in support of the hearing matter. Jason Henderson (Market and Octavia Citizens Advisory Committee); Daniel Harvey; Francisco Da Costa; Anastasia Yovanopoulos (San Francisco Tenants Union); Teress Walburg; Jon Jacobo; Glenn Buse (Central Coalition); Larissa Pedroncelli; Angelica Cabande (SOMCAN); Kelly Hill; Riley Avron; spoke on various concerns relating to the hearing matter.*

**Member Preston moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of July 20, 2020. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

**200556 [Zoning Map - Van Ness and Market Residential Special Use District]****Sponsor: Mayor**

Ordinance amending the Zoning Map of the Planning Code to amend the boundaries of the Van Ness and Market Residential Special Use District, and making other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with amendments to the Market and Octavia Area Plan, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street; and making environmental findings, including adopting a statement of overriding considerations, and 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. (Planning Commission)

05/29/20; RECEIVED FROM DEPARTMENT.

06/09/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/9/2020.

06/23/20; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. Mayor Breed introduced a substitute ordinance bearing the same title.

07/02/20; RESPONSE RECEIVED. Planning noted the content in the substitute legislation was discussed by the Planning Commission at the adoption hearing in May 2020.

07/03/20; NOTICED. 10-Day Notice for Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

*Heard in Committee. Speakers: AnMarie Rodgers and Lily Langlois (Planning Department); presented information and answered questions raised throughout the discussion. Mike Channan; Melinda Binn; Giganna; Corey Smith (San Francisco Housing Action Coalition); Sam Dutch; Sarah Oglesby; Francisco Gordon; Jim Chapel (SPUR); Tracy Everwine, Executive Director (Civic Center Community Benefit District); Ian Street (Local 22); Alex Lantsberg (San Francisco Electrical Construction Industry); Danny Campbell (Sheetmetal Workers Union Local 104); Jim Hass; Robert Fruckman; spoke in support of the hearing matter. Jason Henderson (Market and Octavia Citizens Advisory Committee); Daniel Harvey; Francisco Da Costa; Anastasia Yovanopoulos (San Francisco Tenants Union); Teress Walburg; Jon Jacobo; Glenn Buse (Central Coalition); Larissa Pedroncelli; Angelica Cabande (SOMCAN); Kelly Hill; Riley Avron; spoke on various concerns relating to the hearing matter.*

**Member Preston moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of July 20, 2020. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

**200558 [Business and Tax Regulations, Planning Codes - Hub Housing Sustainability District]****Sponsor: Mayor**

Ordinance amending the Business and Tax Regulations and Planning Codes to create the Hub Housing Sustainability District, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street, to provide a streamlined and ministerial approval process for certain housing projects within the District meeting specific labor, on-site affordability, and other requirements; creating an expedited Board of Appeals process for appeals of projects within the District; and making approval findings under the California Environmental Quality Act, findings of public convenience, necessity, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Planning Commission)

05/29/20; RECEIVED FROM DEPARTMENT.

06/09/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/9/2020.

06/22/20; REFERRED TO DEPARTMENT. Referred to the Board of Appeals for informational purposes.

*Heard in Committee. Speakers: AnMarie Rodgers and Lily Langlois (Planning Department); presented information and answered questions raised throughout the discussion. Mike Channan; Melinda Binn; Giganna; Corey Smith (San Francisco Housing Action Coalition); Sam Dutch; Sarah Oglesby; Francisco Gordon; Jim Chapel (SPUR); Tracy Everwine, Executive Director (Civic Center Community Benefit District); Ian Street (Local 22); Alex Lantsberg (San Francisco Electrical Construction Industry); Danny Campbell (Sheetmetal Workers Union Local 104); Jim Hass; Robert Fruckman; spoke in support of the hearing matter. Jason Henderson (Market and Octavia Citizens Advisory Committee); Daniel Harvey; Francisco Da Costa; Anastasia Yovanopoulos (San Francisco Tenants Union); Teress Walburg; Jon Jacobo; Glenn Buse (Central Coalition); Larissa Pedroncelli; Angelica Cabande (SOMCAN); Kelly Hill; Riley Avron; spoke on various concerns relating to the hearing matter.*

**Member Preston moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of July 20, 2020. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

**200559 [Planning Code - Amendments to the Van Ness and Market Downtown Residential Special Use District]****Sponsor: Mayor**

Ordinance amending the Planning Code to amend the Van Ness and Market Downtown Residential Special Use District, to encourage additional housing and uses that support neighborhood residents and businesses, and to give effect to amendments to the Market and Octavia Area Plan; amending Planning Code, Sections 145.4, 151.1, 155, 207.6, 249.33, 260, 261.1, 263.19, 270, 270.2, 309, 341.5, 401, 411A.5, 416.3, 421.5, 424.1, 424.3, 424.4, and 424.5; adding new Planning Code, Section 425, to create the Van Ness and Market Community Facilities Fee and Fund; and making environmental findings, including adopting a statement of overriding considerations, 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. (Planning Commission)

05/29/20; RECEIVED FROM DEPARTMENT.

06/09/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 7/9/2020.

06/23/20; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. Mayor Breed introduced a substitute Ordinance bearing a new title.

07/02/20; RESPONSE RECEIVED. Planning noted the content in the substitute legislation was discussed by the Planning Commission at the adoption hearing in May 2020.

07/03/20; NOTICED. First 10-Day Fee Ad for 7/13/2020 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

07/08/20; NOTICED. Second 10-Day Fee Ad for 7/13/2020 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

*Heard in Committee. Speakers: AnMarie Rodgers and Lily Langlois (Planning Department); presented information and answered questions raised throughout the discussion. Mike Channan; Melinda Binn; Giganna; Corey Smith (San Francisco Housing Action Coalition); Sam Dutch; Sarah Oglesby; Francisco Gordon; Jim Chapel (SPUR); Tracy Everwine, Executive Director (Civic Center Community Benefit District); Ian Street (Local 22); Alex Lantsberg (San Francisco Electrical Construction Industry); Danny Campbell (Sheetmetal Workers Union Local 104); Jim Hass; Robert Fruckman; spoke in support of the hearing matter. Jason Henderson (Market and Octavia Citizens Advisory Committee); Daniel Harvey; Francisco Da Costa; Anastasia Yovanopoulos (San Francisco Tenants Union); Teress Walburg; Jon Jacobo; Glenn Buse (Central Coalition); Larissa Pedroncelli; Angelica Cabande (SOMCAN); Kelly Hill; Riley Avron; spoke on various concerns relating to the hearing matter.*

**Member Preston moved that this Ordinance be CONTINUED to the Land Use and Transportation Committee meeting of July 20, 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 3:34 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.*