



**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, September 21, 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, September 21, 2020, with Chair Aaron Peskin presiding. Chair Peskin called the meeting to order at 1:32 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 of each month. 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

### **200701 [Building Code, Environment Code - Mandating New Construction Be All-Electric]**

**Sponsor: Mandelman**

Ordinance amending the Building Code to require new construction to utilize only electric power; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

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

07/08/20; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Building Inspection Commission pursuant to Charter, Section D3.750-5.

08/21/20; RESPONSE RECEIVED. On August 19, 2020, the Commission met and held a duly noticed meeting and recommended approval of the proposed legislation.

09/11/20; RESPONSE RECEIVED. The Commission on the Environment submitted their Resolution in response to the proposed legislation.

*Heard in Committee. Speakers: Supervisor Rafael Mandelman (Board of Supervisors); James Zhan (Department of Building Inspection); Anne Pearson (Office of the City Attorney); Deborah Raphael, Director, and Cyndy Comerford (Department of the Environment); presented information and answered questions raised throughout the discussion. Harold Fissinger; Bert Rodriguez; Maura McKnight (Business Council on Climate Change); Daniella Cortiz (Flatline); Corey Smith (San Francisco Housing Action Coalition); Helena Brickie; Nan Fresco; Sara Sheer; Elizabeth Balkan (Natural Resources Defense Council); Speaker; Matthew Levin; Diana Joy; Steven Liking; Trip; Paul Wormer; Eric Mavous; Zack; Melissa Yu (Sierra Club); Celia; Chris; Rebecca Barker (Earth Justice); Melissa Lionheart; Fierstein Yower; Gabe Wilson; John Anderson; Speaker; Jennifer Feng; Daniel Tahara; spoke in support of the hearing matter. Dave Fahey (Local 38); Gabriel Goffman; Speaker; Tom Ensel; spoke on various concerns relating to the hearing matter.*

**Chair Peskin moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING NEW TITLE, by adding ‘, Environment Code’; on Page 1, Liens 4-5, by adding ‘amending Environment Code to provide public hearing on implementation of all-electric requirement;’; on Page 4, Lines 18-19, by adding ‘For purposes of this subsection, the initial application shall be the first site or building permit application associated with the project.’ and Lines 22-23, by adding ‘, and provided that the building shall be Electric-Ready as feasible considering other provisions of the Building and Electrical Codes’; on Page 5, Lines 5-7, by striking ‘the area or service within the project where gas piping systems, fixtures and/or infrastructure are installed is as Electric-Ready as feasibly possible considering other provisions of the Building and Electrical Codes;’; on Page 5, Lines 14-18, by adding ‘REPORTING: No later than July 15, 2021 and annually thereafter until 2025, the Building Official shall provide to the Department of Environment a report listing the status of all permits granted or in process to construct a new Mixed-Fuel Building pursuant to the above exceptions. The reports shall be cumulative and shall include a brief description of the circumstances for which the applicant seeks or has been granted an exception.’; and adding other clarifying and conforming changes. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

**Chair Peskin moved that this Ordinance be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of October 5, 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 3:57 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.*