



**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, December 7, 2020

1:30 PM

**Regular Meeting**

---

**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, December 7, 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 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

### **201184 [Summary Street Vacation for Various Streets - Hunters View Phase 3 Project]**

**Sponsors: Mayor; Walton**

Ordinance ordering the summary vacation of streets in the Hunters View project site, generally bounded by Evans Avenue on the north, Innes Avenue on the south, Hudson Avenue on the west, and Hunters Point Boulevard on the east, as part of the Hunters View Phase 3 Project in the Hunters Point neighborhood; authorizing the City to quitclaim its interest in the vacation areas (Assessor's Parcel Block No. 4624, Lot Nos. 442 and 443) to the San Francisco Housing Authority notwithstanding the requirements of Administrative Code, Chapter 23; affirming the Planning Commission's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance, as defined herein.

10/20/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/19/2020.

11/13/20; RESPONSE RECEIVED. Public Works submitted and confirmed on site posting.

11/15/20; NOTICED. First 14 Day Notice for 11/30/2020 Land Use and Transportation Committee hearing published in the Examiner and posted pursuant to Streets and Highways Code Section 8320 and 8322.

11/22/20; NOTICED. Second 14 Day Notice for 11/30/2020 Land Use and Transportation Committee hearing published in the Examiner and posted pursuant to Streets and Highways Code Section 8320 and 8322.

11/30/20; CONTINUED. Heard in Committee. Speakers: Cindy Heavens (Mayor's Office of Housing and Community Development); Phillip Wong (Office of Economic and Workforce Development); Judson True (Public Works); Anne Pearson (Office of the City Attorney); Catherine Etzel (John Stewart Company); Lydia Ely (Mayor's Office); John Malamut (Office of the City Attorney); presented information and answered questions raised throughout the discussion.

*Heard in Committee. Speakers: Lydia Ely (Mayor's Office of Housing and Community Development); Phillip Wong (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion.*

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

Ayes: 3 - Peskin, Safai, Preston

**201299 [Initiating Landmark Designation - Ingleside Terraces Sundial and Sundial Park, Situated Within Entrada Court]****Sponsors: Yee; Peskin, Safai and Preston**

Resolution initiating a landmark designation under Article 10 of the Planning Code for the Ingleside Terraces Sundial and Sundial Park, Assessor's Parcel Block No. 6917B, Lot No. 001, situated within Entrada Court.

11/10/20; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

11/18/20; REFERRED TO DEPARTMENT. Referred to the Planning Department and the Historic Preservation Commission for informational purposes.

*Heard in Committee. Speakers: Jen Low (Office of Supervisor Norman Yee); Woody LaBounty (San Francisco Heritage); presented information and answered questions raised throughout the discussion. Robert Carass; spoke on various concerns relating to the hearing matter.*

*Chair Peskin, Vice Chair Safai, and Member Preston requested to be added as co-sponsors.*

**Chair Peskin moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 2, Line 2, by striking 'situated on the cardinal directions of North, South, East and West'. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

**Chair Peskin moved that this Resolution be RECOMMENDED AS AMENDED AS A COMMITTEE REPORT. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

**190846 [Administrative Code - Housing Needs Assessment and Production Pipeline Reports - Seniors and People with Disabilities]****Sponsors: Yee; Ronen, Peskin, Mar and Safai**

Ordinance amending the Administrative Code to direct the Department of Disability and Aging Services to report biennially on housing needs and housing production for seniors and people with disabilities, with input from the Mayor's Office of Housing and Community Development.

07/30/19; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 8/29/2019.

08/05/19; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and the Department of Aging and Adult Services for informational purposes.

02/11/20; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Yee introduced a substitute Ordinance bearing a new title.

02/18/20; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and Community Development, Department of Aging and Adult Services, and Department on Disability for informational purposes.

10/01/20; FILED PURSUANT TO RULE 3.41. The sponsor did not request to extend the matter an additional six months; filed pursuant to Board Rule 3.41.

11/17/20; REACTIVATED PURSUANT TO RULE 3.42 to Land Use and Transportation Committee.

11/24/20; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and Community Development, Department of Aging and Adult Services, and the Department on Disability for informational purposes.

*Heard in Committee. Speakers: Jen Low (Office of Supervisor Norman Yee); Lydia Ely (Mayor's Office of Housing and Community Development); Shireen McSpadden, Executive Director (Department of Aging and Adult Services); Anne Pearson (Office of the City Attorney); presented information and answered questions raised throughout the discussion. Theresa Flandric (Senior and Disability Action); Matthias Mormino (Chinatown Community Development Center); Linda Chapman; Lorraine Petty; spoke in support of the hearing matter.*

*Vice Chair Safai requested to be added as a co-sponsor.*

**Chair Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by striking 'biennial' and 'biennially' where referenced throughout the legislation; on Page 1, Line 6, by adding 'and other departments'; by updating the date of which the Department of Disability and Aging Services shall publish a Housing Needs Overview for Seniors and People with Disabilities from July 1, 2020, to October 1, 2021; by adding MOHCD, the Planning Department, the Department of Homelessness and Supportive Housing, and the Mayor's Office of Disability to the list of departments required to collaborate on the noted report; and adding other clarifying and conforming changes. The motion carried by the following vote:**

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

Ayes: 3 - Peskin, Safai, Preston

**201227 [Urging a Just Transition to a Fossil Fuel-Free Future for California]****Sponsors: Mar; Peskin and Preston**

Resolution urging Governor Newsom and the California State Legislature to discontinue permitting for any new oil and gas extraction, fossil fuel infrastructure, or petrochemical projects in California; and urging Governor Newsom to set California on a path to phase out existing oil production in line with the Paris climate goals, with a just and equitable transition that protects workers, communities, and economies, and require a 2,500-foot health and safety buffer between fossil-fuel infrastructure and homes, schools, and other sensitive sites.

10/27/20; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

10/30/20; REFERRED TO DEPARTMENT. Referred by request to the Youth Commission for review and comment.

11/03/20; RESPONSE RECEIVED. The Commission submitted their response, voting unanimously to support the proposed legislation with recommendations.

*Heard in Committee. Speakers: Supervisor Gordon Mar (Board of Supervisors); presented information and answered questions raised throughout the discussion. Daniel Tahara; Joni Eisen; Jeff Whitesell; Commissioner Calvin Quick (Youth Commission); Gabe Goffman; Hawthorn; Speaker; Paul Wermer; Sarah Greenwald; Paul; Charlie Sciammas (PODER); spoke in support of the hearing matter.*

*Chair Peskin and Member Preston requested to be added as a co-sponsors.*

**Chair Peskin moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 3, Line 21, by adding ‘Black, Indigenous, and other’; on Page 4, Lines 22-25, by adding ‘WHEREAS, Youth activists in particular have been involved over the last year in protesting Governor Newsom’s policy reversals on approving new fossil fuel permits, continued CalSTRS investment in the fossil fuel industry, and the general lack of transparency and accountability around serious climate action at the state level in California; and’; on Page 5, Line 3, by striking ‘drop’ and replacing it with ‘phase out’; and on Page 5, Line 12, by adding ‘, especially frontline Black, Indigenous, and other communities’. The motion carried by the following vote:**

**RECOMMENDED AS AMENDED by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

**201151 [Environment, Public Works Codes - Construction and Demolition Debris Recovery]****Sponsors: Safai; Walton**

Ordinance amending the Environment and Public Works Codes to require transporters of construction and demolition debris to obtain a temporary or annual permit from the Department of Environment for each vehicle and debris box used for such transport and to comply with permit conditions; to require facilities that process such debris to comply with updated registration conditions; to require each person who conducts full demolition projects as permitted by the Department of Building Inspection and submits to the Director of the Department of Environment a material reduction and recovery plan to provide for at least 75% recovery away from disposal instead of 65% as required under existing law, and to verify this recovery rate after completing the project; to authorize the Director to impose administrative penalties for violations; and affirming the Planning Department's determination under the California Environmental Quality Act.

10/06/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/5/2020.

10/13/20; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Department of Building Inspection, Building Inspection Commission, Department of the Environment, Sheriff's Department, and Board of Appeals for informational purposes.

10/15/20; 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

11/25/20; NOTICED. First 10-Day Fee Ad for 12/7/2020 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

12/02/20; NOTICED. Second 10-Day Fee Ad for 12/7/2020 Land Use and Transportation Committee hearing published in the Examiner; per Government Code Section 6062(a).

**Vice Chair Safai moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 11, Lines 10 and 17, by striking ' or C&B Debris Boxes'; and on Page 15, Lines 6-7, by striking 'such that this' and replacing it with 'and such' and adding 'regarding incoming loads' after 'data' . The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

Ordinance amending the Environment and Public Works Codes to require transporters of construction and demolition debris to obtain a temporary or annual permit from the Department of Environment for each vehicle and debris box used for such transport and to comply with permit conditions; to require facilities that process such debris to comply with updated registration conditions; to require each person who conducts full demolition projects as permitted by the Department of Building Inspection and submits to the Director of the Department of Environment a material reduction and recovery plan to provide for at least 75% recovery away from disposal instead of 65% as required under existing law, and to verify this recovery rate after completing the project; to authorize the Director to impose administrative penalties for violations; and affirming the Planning Department's determination under the California Environmental Quality Act.

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

Ayes: 3 - Peskin, Safai, Preston

**201060 [Planning Code - Light Manufacturing and Wholesale Storage Uses in the 24th Street-Mission Street Neighborhood Commercial Transit District]****Sponsor: Ronen**

Ordinance amending the Planning Code to allow Light Manufacturing and Wholesale Storage uses in the 24th Street-Mission Street Neighborhood Commercial Transit District, in specific circumstances; 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.

09/15/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/15/2020.

09/21/20; 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.

09/28/20; 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

10/15/20; 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.

12/03/20; RESPONSE RECEIVED. On December 3, 2020, the Commission met and held a duly notice hearing and recommended approval of the proposed legislation.

*Heard in Committee. Speakers: Amy Beinart (Office of Supervisor Hillary Ronen); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. Eric Guargia; spoke in support of the hearing matter.*

**Chair Peskin moved that this Ordinance be AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 3, Line 25, by removing the underline from Planning Code, Sections 102 and 202.2, as the listed sections are existing code; and on Page 4, Lines 4-6, by deleting duplicate footnote language. The motion carried by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

**RECOMMENDED AS AMENDED by the following vote:**

Ayes: 3 - Peskin, Safai, Preston

**200926 [Hearing - Strategies to Maximize Affordable Housing on Public Land]****Sponsors: Preston; Yee**

Hearing on strategies the City can pursue to maximize the creation of affordable housing on public land, with a goal of 100% affordable, including a review of public land that's been developed for housing or is under consideration for future development, levels of affordability that have been achieved, barriers to achieving higher affordability levels on public land and how to overcome those barriers; and requesting the Office of Economic Workforce Development, Mayor's Office of Housing and Community Development, and Planning Department to report.

08/11/20; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

08/18/20; REFERRED TO DEPARTMENT. Referred to Planning Department, Office of Economic and Workforce Development, and Mayor's Office of Housing and Community Development for informational purposes and requesting the listed agencies to report.

*Heard in Committee. Speakers: Hope Williams; Rego Meadows; Nativa DeGalenato; Reyna Pero; Patrick Monette Shaw; Gilbert Williams; spoke in support of the hearing matter.*

*Member Preston moved that this Hearing be CONTINUED to the Land Use and Transportation Committee meeting of December 14, 2020. The motion carried by the following vote:*

*Ayes: 3 - Peskin, Safai, Preston*

*Chair Peskin moved to rescind the previous vote:*

*Ayes: 3 - Peskin, Safai, Preston*

**Member Preston moved that this Hearing be CONTINUED to the Land Use and Transportation Committee meeting of December 14, 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 5:29 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.*