



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: Myrna Melgar, Dean Preston, Aaron Peskin

Clerk: Erica Major (415) 554-4441

Monday, March 22, 2021

1:30 PM

Regular Meeting

Present: 3 - Myrna Melgar, Dean Preston, and Aaron Peskin

The Land Use and Transportation Committee met in regular session through videoconferencing, and provided public comment through teleconferencing, on Monday, March 22, 2021, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:30 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) 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; 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 Melgar, Vice Chair Preston, and Member Peskin were noted present. A quorum was present.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

Chair Melgar requested that File Nos. 210147 and 210155 be called together.

210147 [Interim Zoning Controls - Extending and Modifying Requirements for Conditional Use Authorization for Conversion of Residential Care Facilities to Other Uses]

Sponsors: Mandelman; Ronen

Resolution extending interim zoning controls for six months to require a Conditional Use Authorization and specified findings for a proposed change of use from a Residential Care Facility; 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.

02/09/21; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 3/11/2021.

02/16/21; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review.

02/19/21; NOTICED. 20-Day Notice for Land Use and Transportation Committee hearing posted online, pursuant to Planning Code Section 333 (no mailing required as this item is more than 300 acres).

03/11/21; 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.

03/15/21; CONTINUED. Heard in Committee. Speaker: Jacob Bintliff (Office of Supervisor Rafael Mandelman); presented information and answered questions raised throughout the discussion.

Heard in Committee. Speakers: Jacob Bintliff (Office of Supervisor Rafael Mandelman); Susie Smith (Human Services Agency); Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Nate Horrell (National Union of Healthcare Workers); spoke on various concerns relating to the hearing matter.

Vice Chair Preston moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 1, by adding 'and Modifying Requirements for' after 'Extending'; on Page 2, Lines 3-4, by adding 'for six months and modifying' after 'extending' and striking 'for 6 months' and replacing it with 'enacted in Resolution Nos. 430-19 and 539-19'; on Page 6, Lines 14-18, by adding 'FURTHER RESOLVED, The Clerk of the Board of Supervisors is hereby directed to place a copy of this resolution in File No. 190908 for Resolution No. 430-19 and File No. 191085 for Resolution No. 539-19, and to make a notation cross-referencing this resolution where Resolution Nos. 430-19 and 539-19 appear on the Board of Supervisors website as legislation passed'; and adding other clarifying and conforming changes. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Resolution extending for six months and modifying interim zoning controls enacted in Resolution Nos. 430-19 and 539-19 to require a Conditional Use Authorization and specified findings for a proposed change of use from a Residential Care Facility; 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.

Chair Melgar moved that this Resolution be CONTINUED AS AMENDED to the Land Use and Transportation Committee meeting of April 5, 2021. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

210155 [Hearing - Interim Zoning Controls - Removal of Residential Care Facilities]**Sponsor: Mandelman**

Hearing to receive the six-month report on Interim Zoning Controls Requiring Conditional Use Authorization to Remove a Residential Care Facility, pursuant to Planning Code, Section 306.7(i); and requesting the Planning Department to report.

02/09/21; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

02/17/21; REFERRED TO DEPARTMENT. Referred to the Planning Department for informational purposes and requesting the Planning Department to report.

03/15/21; CONTINUED. Heard in Committee. Speaker: Jacob Bintliff (Office of Supervisor Rafael Mandelman); presented information and answered questions raised throughout the discussion.

Heard in Committee. Speakers: Jacob Bintliff (Office of Supervisor Rafael Mandelman); Susie Smith (Human Services Agency); Aaron Starr (Planning Department); presented information and answered questions raised throughout the discussion. Nate Horrell (National Union of Healthcare Workers); spoke on various concerns relating to the hearing matter.

Member Peskin moved that this Hearing be HEARD AND FILED. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

201326 [Planning Code - Chinatown Mixed Use Districts]**Sponsors: Mayor; Peskin**

Ordinance amending the Planning Code to prohibit retail workspace in Chinatown Mixed-Use Districts; 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 making findings of public necessity and convenience under Planning Code, Section 302.

12/01/20; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 12/31/2020.

12/04/20; 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.

12/10/20; 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

02/25/21; RESPONSE RECEIVED. On February 18, 2021, the Commission met and held a duly notice hearing and recommended approval of the proposed legislation.

Heard in Committee. Speakers: Laurel Arvanitidis (Mayor's Office of Economic); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion.

Supervisor Peskin requested to be added as a co-sponsor.

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

Ayes: 3 - Melgar, Preston, Peskin

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 2:08 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.