



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, January 31, 2022

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, January 31, 2022, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:31 p.m.

Remote Access to Information and Participation

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.

COMMUNICATIONS

*Erica Major, Clerk of the Land Use and Transportation Committee, instructed members of the public, to contribute live comments for up to two minutes by dialing the provided telephone number. When connected, they will receive another prompt, dial * 3 to be added to the queue to speak, advised the public to call from a quiet location, speak clearly and slowly, and turn down their television, radio, or streaming device, and that written comments may be submitted through email to the Clerk (Erica.Major@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.*

REGULAR AGENDA

220054 [Adopting the Final Mitigated Negative Declaration - 1236 Carroll Avenue]

Sponsor: Walton

Motion adopting findings pursuant to the California Environmental Quality Act ("CEQA"), and the CEQA Guidelines including findings of fact and decision, evaluation of mitigation measures, the adoption of a mitigation, monitoring and reporting program, and adoption of the Final Mitigated Negative Declaration in connection with the proposed San Francisco Fire Department Training Facility at 1236 Carroll Avenue, a site consisting of two city blocks bounded by Carroll Avenue, Hawes Street, Armstrong Avenue, and Griffith Street, totaling approximately 7.28 acres.

01/11/22; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

01/19/22; REFERRED TO DEPARTMENT. Referred to Fire Department, Public Works, and Planning Department for informational purposes.

Heard in Committee. Speakers: Oliver Iberien (Public Works); Kristen Jensen (Office of the City Attorney); Andrico Penick, Director (Real Estate Division); Jeanine Nicholson, Fire Chief (Fire Department); presented information and answered questions raised throughout the discussion.

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

Ayes: 3 - Melgar, Preston, Peskin

211232 [Administrative Code - Housing Innovation Program]**Sponsors: Melgar; Mar**

Ordinance amending the Administrative Code to create the Housing Innovation Program to develop, finance, and support certain additional housing opportunities for low-income and moderate-income residents, including loans and technical assistance for certain low-income and moderate-income property owners to construct accessory dwelling units or other new units on their property, subject to certain conditions, loans for certain low-income and moderate-income tenants who are at risk of displacement and licensed childcare providers, and grants for organizations to create marketing and educational materials about wealth-building and homeownership for residents who have been historically disadvantaged and to develop creative construction design prototypes for low-income and moderate-income residents.

11/30/21; ASSIGNED UNDER 30 DAY RULE to Rules Committee, expires on 12/30/2021.

12/03/21; REFERRED TO DEPARTMENT. Referred to MOHCD for informational purposes.

01/11/22; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Melgar substituted an Ordinance bearing a new title.

01/18/22; REFERRED TO DEPARTMENT. Referred to the Mayor's Office of Housing and Community Development for informational purposes.

Heard in Committee. Speakers: Sheila Nickolopoulos and Maria Benjamin (Mayor's Office of Housing and Community Development); Supervisor Gordon Mar (Board of Supervisors); presented information and answered questions raised throughout the discussion. Naeemah Charles (Children's Council); Anastasia Yovanopoulos (Anti-Displacement Coalition); Maria Underwood; Monique Izri; Corey Smith (San Francisco Housing Action Coalition); spoke in support of the hearing matter. Lorraine Petty (Senior and Disability Action); Pat Wilson (Family Childcare); Liz Winograd (San Francisco Child Care Planning and Advisory Council); Mary Thomas; Alex (Children's Council San Francisco); Theresa Flandrich (Senior and Disability Action); Peter Papadopoulos; Speaker; spoke on various concerns relating to the hearing matter.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 5, Lines 7-9, by striking 'for a five-year term' and adding 'until the earlier of: five years after the first certificate of occupancy is issued for the New Unit(s), or seven years after the deed of trust for the loan is recorded on the Residence or New Unit(s)'; and striking 'of the five-year loan term' and replacing 'maturity date'. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

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

Ayes: 3 - Melgar, Preston, Peskin

210322 [Hearing - City Project Access to City-Owned Clean, Affordable Power]**Sponsor: Ronen**

Hearing to learn more about Pacific Gas and Electric Company (PG&E) and San Francisco Public Utilities Commission roles in providing power to City projects and affordable housing, and about the impact of PG&E requirements on project timelines, budgets, and power source decisions; and requesting PG&E, San Francisco Public Utilities Commission, Mayor's Office of Housing and Community Development, and Municipal Transportation Agency to report.

03/23/21; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

03/26/21; REFERRED TO DEPARTMENT. Referred to the Pacific Gas and Electric Company, Mayor's Office of Housing and Community Development, Public Utilities Commission, and Municipal Transportation Agency for informational purposes and requesting the various agencies to report.

Heard in Committee. Speakers: Supervisor Hillary Ronen (Board of Supervisors); Dennis Herrera, General Manager, and Barbara Hale (San Francisco Public Utilities Commission); Kelli Rudnick (San Francisco Recreation and Park Department); Jonathan Rewers (San Francisco Municipal Transportation Agency); Aaron Johnson and Darin Cline (Pacific Gas and Electric Company); presented information and answered questions raised throughout the discussion. Moises Garcia (Citizens Advisory Committee); Kristen Evans (Haight Ashbury Merchants Association); Francisco Da Costa; Wendy Williams; Speaker; Emily Alguire; spoke on various concerns relating to the hearing matter.

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

Ayes: 3 - Melgar, Preston, Peskin

210295 [Hearing - Residential Vacancies in San Francisco]**Sponsors: Preston; Ronen**

Hearing to address concerns on residential vacancies, data regarding vacancies, causes, and potential policy solutions to activate vacant units for residential use; and requesting the Budget and Legislative Analyst to report.

03/16/21; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

03/24/21; REFERRED TO DEPARTMENT. Referred to the Budget and Legislative Analyst's Office for informational purposes.

11/01/21; REMAIN ACTIVE. The sponsor requested that this matter be extended an additional six months; 5/1/2021.

Heard in Committee. Speakers: Fred Brousseau (Budget and Legislative Analyst Office); presented information and answered questions raised throughout the discussion. Eileen Boken; Francisco Da Costa; Speaker; Anastasia Yovanopoulos; Speaker; Speaker; Nancy; spoke on various concerns relating to the hearing matter.

Vice Chair Preston moved that this Hearing be HEARD AND FILED. 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 5:59 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.