



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 ~ erica.major@sfgov.org

Monday, July 24, 2023

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

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

The Land Use and Transportation Committee met in regular session, in-person with remote access and public comment via telephone, on Monday, July 24, 2023, with Chair Myrna Melgar presiding. Chair Melgar called the meeting to order at 1:35 p.m.

Remote Access to Information and Participation

The Board of Supervisors (www.sfbos.org) and its committees convene hybrid meetings that allow in-person attendance, in-person public comment (prioritized before remote public comment), remote access (watch: www.sfgovtv.org), and remote public comment via teleconference (<https://sfbos.org/remote-meeting-call>). Members of the public may also submit their comments by email to the Clerk listed above; all comments received will be made a part of the official record.

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, Land Use and Transportation Clerk, instructed members of the public, when general public comment is called, to contribute live comments in-person or by dialing the telephone number published on the agenda and scrolling across the screen. Clerk Major further announced that in-person public comment will be taken before remote public comment is called.

*(Those who are providing public comment remotely must dial *3 to be added to the remote queue to speak. Written comments may be submitted through email (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

230800 [Acceptance and Recording of Avigation Easement - SyNoor LLC - 410 Noor Avenue, South San Francisco]

Resolution authorizing the acceptance and recording of an avigation easement by the City and County of San Francisco from SyNoor LLC for the development at 410 Noor Avenue in South San Francisco, California, at no cost to the City and County of San Francisco; to authorize the Director of Property to enter into amendments or modifications to the grant of avigation easement that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of this Resolution; and making findings under the California Environmental Quality Act and affirming the Planning Department's determination under the California Environmental Quality Act. (Airport Commission)

06/30/23; RECEIVED FROM DEPARTMENT.

07/05/23; TRANSFERRED to Land Use and Transportation Committee. President Peskin transferred this matter from the Budget and Finance Committee to the Land Use and Transportation Committee.

07/11/23; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speaker: Cathy Widener (Airport Department); presented information and answered questions raised throughout the discussion.

Chair Melgar moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

230779 [Street Naming - Portions of Palo Alto Avenue to La Avanzada Street and Dellbrook Avenue]**Sponsor: Melgar**

Resolution renaming a segment of Palo Alto Avenue to La Avanzada Street from its new terminus at 241 Palo Alto Avenue westward to its intersection with Dellbrook Avenue and renaming the remaining segment of Palo Alto Avenue between its intersection with Dellbrook Avenue and its westward terminus at Clarendon Avenue to Dellbrook Avenue.

06/27/23; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

07/05/23; REFERRED TO DEPARTMENT. Referred to the Police Department, Fire Department, Municipal Transportation Agency, and Public Works for required response; Department of Emergency Management for informational purposes.

07/07/23; RESPONSE RECEIVED. The Fire Department noted no objections to the proposed street name changes.

07/13/23; RESPONSE RECEIVED. Public Works confirmed via PW Order No. 208268 recommending approval of the street name changes.

07/13/23; RESPONSE RECEIVED. SFMTA noted no concerns for the proposed legislation.

07/14/23; RESPONSE RECEIVED. The Police Department noted no objections to the proposed legislation.

07/14/23; NOTICED. 10-Day Notice for 7/24/2023 Land Use and Transportation Committee hearing mailed to property owners and posted on-site, per California Streets and Highways Code Sections 970.5 & 5026, and California Government Code Section 9409.1.

Heard in Committee. Speaker: Jason Wong (Public Works); presented information and answered questions raised throughout the discussion.

Chair Melgar moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

230559 [Planning, Building, Fire Codes - Small Business Month Fee Waivers Including for Awning Installation and Business Signs]**Sponsors: Engardio; Stefani**

Ordinance amending the Planning, Building, and Fire Codes to codify the annual waiver of awning replacement fees and awning sign fees applied for during the month of May, to annually waive fees for Business Signs and new awning installations applied for during the months of May 2023 and May 2024, and to indicate that the Planning Code, Building, and Fire Code waivers pertaining to pedestrian street lighting as well as awning replacement, awning installation, and awning sign fees are keyed to permit application in May rather than permit issuance in May; 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, convenience, and welfare pursuant to Planning Code, Section 302.

05/15/23; DUPLICATED. Duplicated from File No. 230212.

05/15/23; CONTINUED TO CALL OF THE CHAIR. Duplicated from File No. 230212.

06/12/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Tita Bell (Office of Supervisor Joel Engardio); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion.

06/12/23; CONTINUED TO CALL OF THE CHAIR AS AMENDED.

06/23/23; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for comment and recommendation.

07/19/23; RESPONSE RECEIVED. On July 19, 2023, the Building Inspection Commission met and held a hearing and recommended to approve with modifications for the proposed legislation.

Heard in Committee. Speaker: Tita Bell (Office of Supervisor Joel Engardio); presented information and answered questions raised throughout the discussion.

Chair Melgar moved that this Ordinance be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

230818 [Supporting California State Senate Bill No. 532 (Wiener) - The Safe, Clean & Reliable Bay Area Public Transportation Emergency Act]**Sponsors: Mandelman; Melgar and Dorsey**

Resolution supporting California State Senate Bill No. 532, introduced by Senator Scott Wiener, enabling the San Francisco Bay Area to raise funds to prevent a medium-term public transportation operations budget shortfall while requiring transit safety, cleanliness, and reliability improvements.

07/11/23; REFERRED FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA AT THE NEXT BOARD MEETING.

07/18/23; REFERRED to Land Use and Transportation Committee.

Heard in Committee. Speakers: Supervisor Rafael Mandelman (Board of Supervisors); Jeffrey Tumlin, Director (San Francisco Municipal Transportation Agency); Janice Li, President (BART); presented information and answered questions raised throughout the discussion. Sirius Hall; Adina Levin; Dax Souer; Luke Bornheimer; Diane Chang; Speaker; Robert Fruchtman; Jake Price (Housing Action Coalition); Ken Blaka; spoke in support of the hearing matter. Anastasia Yovanopoulos; Glory Berry; spoke in opposition of the hearing matter. Eric Brooks (Our City); Rhonda Gonzalez; Josh Geary; Jean Barish; spoke on various concerns relating to the hearing matter.

Chair Melgar moved that this Resolution be RECOMMENDED AS COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Chair Melgar requested that File Nos. 230764 and 230769 be called together.

230764 [Planning, Building Codes - Development Impact Fee Indexing, Deferral, and Waivers; Adoption of Nexus Study]**Sponsors: Mayor; Peskin, Mandelman, Dorsey, Chan, Stefani and Safai**

Ordinance amending the Planning Code to 1) modify the annual indexing of certain development impact fees, with the exception of inclusionary housing fees; 2) provide that the type and rates of applicable development impact fees, with the exception of inclusionary housing fees, shall be determined at the time of project approval; 3) exempt eligible development projects in PDR (Production, Distribution, and Repair) Districts, and the C-2 (Community Business) and C-3 (Downtown Commercial) Zoning Districts from all development impact fees for a three-year period; 4) allow payment of development impact fees, with the exception of fees deposited in the Citywide Affordable Housing Fund, to be deferred until issuance of the first certificate of occupancy; and 5) adopt the San Francisco Citywide Nexus Analysis supporting existing development impact fees for recreation and open space, childcare facilities, complete streets, and transit infrastructure and making conforming revisions to Article 4 of the Planning Code; amending the Building Code to allow payment of development impact fees, with the exception of fees deposited in the Citywide Affordable Housing Fund, to be deferred until issuance of the first certificate of occupancy and repealing the fee deferral surcharge; 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, convenience, and welfare pursuant to Planning Code, Section 302.

06/27/23; ASSIGNED to Land Use and Transportation Committee. 7/14/2023 - President Peskin waived the 30 Day Rule on this matter.

06/30/23; 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; and referred to the Building Inspection Commission for comment and recommendation.

06/30/23; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 16070(c)(2) because it would not result in a direct or indirect physical change in the environment.

07/11/23; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee. 7/11/23 - Mayor introduced a substitute Ordinance bearing a new title.

07/17/23; 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.

07/19/23; REFERRED TO DEPARTMENT. Referred to the Building Inspection Commission for comment and recommendation.

07/19/23; RESPONSE RECEIVED. On July 19, 2023, the Building Inspection Commission met and held a duly noticed hearing and recommended approval of the proposed legislation.

Heard in Committee. Speakers: Ted Conrad and Anne Taupier (Office of Economic and Workforce Development); Carly Grobb (Planning Department); presented information and answered questions raised throughout the discussion. Damon Robins; Jake Price (Housing Action Coalition); Ed Reyes; Rudy Gonzalez (San Francisco Building and Construction Trades Council); Adam Tanaka; R.J. Rowry; Peter Lang (Local 40); John Corso; Jeffrey Shaw; Peter Papadopoulos (MEDA); Anthony Rousseau; spoke in support of the hearing matter. Lorraine Petty; spoke in opposition of the hearing matter. Charlie Sciammas (PODER); Speaker; John Avalos (Council of Community Housing Organizations); Eric Brooks (Our City); Jeffery Slow; Pat Concord; Speaker; Gwyn Godlin; Mary Miles; Francisco Da Costa; Speaker; Zack Weisenberg; spoke on various concerns relating to the hearing matter.

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

Ayes: 3 - Melgar, Preston, Peskin

230769 [Planning, Administrative Codes - Development Impact Fee Reductions]

Sponsors: Peskin; Safai, Mandelman, Dorsey, Chan and Stefani

Ordinance amending the Planning Code to: 1) reduce Inclusionary Housing Program requirements of the Planning Code, for projects exceeding a stated unit size that have been approved prior to November 1, 2023 and that receive a first construction document within a specified period; 2) adopt a process for those projects to request a modification to conditions of approval related to development impact fees, subject to delegation by the Planning Commission; 3) reduce Article 4 development impact fees, including Inclusionary Affordable Housing fees, for projects approved before November 1, 2026 that receive a first construction document within 30 months of entitlement; and, 4) modify the Inclusionary Housing Program Ordinance effective November 1, 2026 to reduce applicable fees, and on-site or off-site unit requirements, for projects that exceed a stated unit size; amending the Administrative Code to update the Inclusionary Housing Technical Advisory Committee member requirements; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

06/27/23; ASSIGNED to Land Use and Transportation Committee. 7/14/2023 - President Peskin waived the 30 Day Rule on this matter.

07/05/23; 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.

07/14/23; RESPONSE RECEIVED. On July 13, 2023, the Planning Commission met and held a duly noticed hearing and recommended approval with modification for the proposed legislation.

Heard in Committee. Speakers: Ted Conrad and Anne Taupier (Office of Economic and Workforce Development); Carly Grobb (Planning Department); presented information and answered questions raised throughout the discussion. Damon Robins; Jake Price (Housing Action Coalition); Ed Reyes; Rudy Gonzalez (San Francisco Building and Construction Trades Council); Adam Tanaka; R.J. Rowry; Peter Lang (Local 40); John Corso; Jeffrey Shaw; Peter Papadopoulos (MEDA); Anthony Rousseau; spoke in support of the hearing matter. Lorraine Petty; spoke in opposition of the hearing matter. Charlie Sciammas (PODER); Speaker; John Avalos (Council of Community Housing Organizations); Eric Brooks (Our City); Jeffery Slow; Pat Concord; Speaker; Gwyn Godlin; Mary Miles; Francisco Da Costa; Speaker; Zack Weisenberg; spoke on various concerns relating to the hearing matter.

Member Peskin moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 3, Line 7, by striking '32,881' and replacing it with '46,598' and on Line 8 by striking 'and' and adding 'and moderate' before 'income households'; on Page 3, Lines 8-9, by striking 'and 49,188 units for moderate and above-moderate income households'; on Page 4, Line 10, by striking 'will submit' and replacing it with 'submitted'; on Page 4, Line 13, by striking 'That' and replacing it with 'The' and striking 'will recommend' to 'recommended'; and on Page 13, Line 7, by striking '6' and replacing it with '5'. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Chair Melgar requested that this matter be DUPLICATED AS AMENDED

See Duplicate File No. 230855.

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

Ayes: 3 - Melgar, Preston, Peskin

230855 [Planning, Administrative Codes - Development Impact Fee Reductions]

Sponsors: Peskin; Safai and Mandelman

Ordinance amending the Planning Code to: 1) reduce Inclusionary Housing Program requirements of the Planning Code, for projects exceeding a stated unit size that have been approved prior to November 1, 2023 and that receive a first construction document within a specified period; 2) adopt a process for those projects to request a modification to conditions of approval related to development impact fees, subject to delegation by the Planning Commission; 3) reduce Article 4 development impact fees, including Inclusionary Affordable Housing fees, for projects approved before November 1, 2026 that receive a first construction document within 30 months of entitlement; and, 4) modify the Inclusionary Housing Program Ordinance effective November 1, 2026 to reduce applicable fees, and on-site or off-site unit requirements, for projects that exceed a stated unit size; amending the Administrative Code to update the Inclusionary Housing Technical Advisory Committee member requirements; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

Duplicated from File No. 230769.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 8, Line 15, by adding '415.6'; on Page 8, Lines 17-18, by adding '(1) For Ownership or Rental Housing Pipeline Projects consisting of 10 units or more, but less than 25 units, the applicable percentage shall be 12%.'; on Page 9, Lines 2-4, by adding 'For any Pipeline Project consisting of 10 units or more that was approved pursuant to Section 206.3, the applicable percentage shall be 54.4% of the rate in Section 206.3(f).'; on Page 8, Lines 11-12, by adding '(1) For Ownership or Rental Housing Pipeline Projects consisting of 10 units or more, but less than 25 units, the applicable percentage shall be 16.4%.'; and adding other clarifying and conforming changes. The motion failed by the following vote:

Ayes: 1 - Melgar

Noes: 2 - Preston, Peskin

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

Ayes: 3 - Melgar, Preston, Peskin

230026 [Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District]**Sponsors: Melgar; Engardio**

Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize the greater of up to four units or one unit per 1,000 square feet of lot area on individual lots in the RH (Residential, House) District, the greater of up to twelve units or one unit per 1,000 square feet of lot area on three merged lots and the greater of up to eight units or one unit per 1,000 square feet of lot area on two merged lots in RH-1 (Residential, House: One Family) districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard requirements, conditional use authorizations, and neighborhood notification requirements; 4) the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) the Zoning Map to show the Family Housing Opportunity Special Use District; and 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.

01/10/23; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 2/9/2023.

01/17/23; 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.

01/24/23; REFERRED TO DEPARTMENT. Referred to the Youth Commission for comment and recommendation.

02/16/23; RESPONSE RECEIVED. On February 6, 2023, the Youth Commission met and recommended support for this proposed legislation.

05/16/23; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Supervisor Melgar introduced a substitute Ordinance bearing a new title.

05/22/23; 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; Youth Commission for comment and recommendation.

06/01/23; RESPONSE RECEIVED. The proposed amendments were covered in the San Francisco Housing Element 2022 Update Environmental Impact Report (EIR) certified on November 17, 2022.

06/02/23; NOTICED. 10-Day Notice for 6/12/2023 Land Use and Transportation Committee hearing published in the Examiner and posted, per California Government Code, Sections 65856 & 65090.

06/09/23; RESPONSE RECEIVED. On June 1, 2023, the Planning Commission met and held a duly noticed hearing and recommended approval with modification for the proposed legislation.

06/12/23; CONTINUED. Heard in Committee. Speakers: Eileen Boken; spoke on various concerns relating to the hearing matter.

07/10/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Anne Pearson (Office of the City Attorney); Supervisor Joel Engardio (Board of Supervisors); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. Ozzie Rohm (San Francisco Land Use Coalition); Steve; spoke in support of

the hearing matter. Eric Brooks (Our City San Francisco); Speaker; Lori Leiderman; Denis Mosgofian; Speaker; Sally Tobin; Jean Barish; Theresa Flandrich (North Beach Tenants Committee); George Wooding; Eileen Boken (SPEAK); Tonia Randell (Marie Harrison Community Foundation); Jake Price (Housing Action Coalition); Frank Noto; Speaker; Carolyn Kenady (Dolores Heights Improvement Club); Robert Ho; Christine Hanson; Evelyn Posamentier; Francisco Da Costa; Renee Jenkins; Robert Fruchtman; Howard Wong (San Francisco Tomorrow); spoke on various concerns relating to the hearing matter.

07/10/23; DUPLICATED AS AMENDED.

07/10/23; CONTINUED AS AMENDED. See Duplicate File No. 230808.

07/17/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE. Heard in Committee. Speakers: Adam Thongsavat (Office of Supervisor Rafael Mandelman); Anne Pearson (Office of the City Attorney); Veronica Flores (Planning Department); presented information and answered questions raised throughout the discussion. Eileen Boken (SPEAK); Renee Lizear; spoke in opposition of the hearing matter. Eric Brooks (Our City); Yolanda; Katherine Petrin (San Francisco Heritage); Gen Fujioka; Calvin Welch; Georgia Schuttish; Jake Price (Housing Action Coalition); George Wooding (SF Land Use Coalition); Theresa Flandrich (North Beach Tenants Committee); Mari Eliza; Charles Han, President (San Francisco Neighborhoods); Lori Leiderman; Tab Buckner; Francisco Da Costa; spoke on various concerns relating to the hearing matter.

07/17/23; CONTINUED AS AMENDED.

Heard in Committee. Speakers: Eric Brooks (Our City); Speaker; Gen Fujioka (San Francisco Tenants Union); Eileen Boken (SPEAK); Jake Price (Housing Action Coalition); Jean Barish; Cherlita Holms-Fox; Lorraine Petty; Speaker; Ara Panti; Robbie; spoke on various concerns relating to the hearing matter.

Chair Melgar moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by striking ‘the greater of’ and ‘or one unit per 1,000 square feet of lot area’ from the long title; by adding ‘where the project does not propose the demolition of any units subject to the rent increase limitations of the Rent Ordinance’ to the long title; on Page 5, Lines 4-7, by adding ‘While these land use and development patterns characterize many western neighborhoods in the City, most residential parcels in northeastern neighborhoods contain multifamily homes of two or more units.’ and on Lines 7-8, by adding ‘– where the built environment is primarily comprised of single-family homes –’; and adding other clarifying and conforming changes. The motion carried by the following vote:

Ayes: 3 - Melgar, Preston, Peskin

Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize up to four units on individual lots in the RH (Residential, House) District, excluding lots located in the Telegraph Hill - North Beach Residential Special Use District and the North Beach Special Use District, the greater of up to twelve units or one unit per 1,000 square feet of lot area on three merged lots and the greater of up to eight units or one unit per 1,000 square feet of lot area on two merged lots in RH-1 (Residential, House: One Family) districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard requirements, and exempt eligible projects that do not propose the demolition of any units subject to the rent increase limitations of the Rent Ordinance from conditional use authorizations and neighborhood notification requirements; 4) the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) the Zoning Map to show the Family Housing Opportunity Special Use District; and 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.

Chair Melgar moved that this Ordinance be RECOMMENDED AS AMENDED AS A COMMITTEE REPORT. 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 5:03 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.