



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: Mark Farrell, Aaron Peskin, Katy Tang

Clerk: Erica Major (415) 554-4441

Monday, November 27, 2017

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

President London Breed appointed Supervisor Jeff Sheehy, in place of Supervisor Mark Farrell, to the Land Use and Transportation Committee meeting of November 27, 2017, from the beginning of the meeting and until 2:00 p.m.

Present: 5 - Aaron Peskin, Katy Tang, Jeff Sheehy, Jane Kim, and Sandra Lee Fewer

Excused: 1 - Mark Farrell

The Land Use and Transportation Committee met in regular session on Monday, November 27, 2017, with Vice Chair Aaron Peskin presiding.

ROLL CALL AND ANNOUNCEMENTS

Vice Chair Peskin called the meeting to order at 1:37 p.m. On the call of the roll, Vice Chair Peskin, Member Tang, and Member Sheehy were noted present. There was a quorum.

Supervisor Jane Kim was noted present at 1:39 p.m.

Supervisor Farrell Excused from Attendance

Supervisor Tang moved that Supervisor Farrell be excused from attending the Land Use and Transportation Committee meeting of November 27, 2017. The motion carried by the following vote:

Ayes: 3 - Peskin, Tang, Sheehy

Excused: 1 - Farrell

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

Vice Chair Peskin requested File Nos. 171134, 170938, and 170939 be called and heard together.

171134 [General Plan Amendment - 1629 Market Street]

Ordinance amending the General Plan to revise Maps 1 and 3 and Policy 7.2.5 of the Market and Octavia Area Plan to reflect the 1629 Market Street Special Use District; adopting findings under the California Environmental Quality Act, and Planning Code, Section 340; and making findings of consistency with the General Plan, and Planning Code, Section 101.1. (Planning Commission)

10/23/17; RECEIVED FROM DEPARTMENT.

10/31/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 11/30/2017.

11/17/17; NOTICED. 10-Day Notice for 11/27/2017 Land Use and Transportation Committee meeting mailed, posted and published in the Examiner, per Government Code Section 65096, Charter Section 4.105, and Planning Code Section 340.

Heard in Committee. Speakers: Richard Sucre (Planning Department); Michael Cohen (Strada Investment Group); Anne Taupier (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion. Larry Mazzola Jr. (Local 38, Plumbers & Pipefitters); James Tracy (Community Housing Partnership); Mr. Sears; Lisa Dunmeyer; spoke in support of the proposed legislation.

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

Ayes: 3 - Peskin, Tang, Sheehy

Excused: 1 - Farrell

170938 [Planning Code, Zoning Map - 1629 Market Street Special Use District]**Sponsors: Mayor; Kim and Sheehy**

Ordinance amending the Planning Code and the Zoning Map to add the 1629 Market Street Special Use District; making findings 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.

09/05/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/5/2017.

09/11/17; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation; Small Business Commission for comment and recommendation.

10/17/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor Lee introduced a substitute Ordinance bearing the same title.

10/24/17; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation; Small Business Commission for comment and recommendation.

11/17/17; NOTICED. 10-Day Notice for the 11/27/2017 Land Use and Transportation Committee meeting mailed, posted and published in the Examiner, per Government Code Sections 65856 & 65090.

Heard in Committee. Speakers: Richard Sucre (Planning Department); Michael Cohen (Strada Investment Group); Anne Taupier (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion. Larry Mazzola Jr. (Local 38, Plumbers & Pipefitters); James Tracy (Community Housing Partnership); Mr. Sears; Lisa Dunmeyer; spoke in support of the proposed legislation.

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

Ayes: 3 - Peskin, Tang, Sheehy

Excused: 1 - Farrell

170939 [Development Agreement - Strada Brady, LLC - Market and Colton Streets]**Sponsors: Mayor; Kim**

Ordinance approving a Development Agreement between the City and County of San Francisco and Strada Brady, LLC, a California limited liability company, for the development project at the approximately 2.2-acre site located at Market, 12th, Stevenson, Chase Court, and Brady Streets, with various public benefits including improved open spaces and supportive affordable housing; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); setting the impact fees and exactions as set forth in the Development Agreement; and confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 41, and 56; and ratifying certain actions taken in connection therewith.

09/05/17; ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee, expires on 10/5/2017.

09/11/17; REFERRED TO DEPARTMENT. Referred to the Planning Commission pursuant to Planning Code Section 302(b) for public hearing and recommendation; Mayor's Office of Housing and Community Development and Planning Department for informational purposes.

10/24/17; SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee. Mayor Lee introduced a substitute Ordinance bearing a new title.

11/17/17; NOTICED. 10-Day Notice for the 11/27/2017 Land Use and Transportation Committee meeting mailed, posted and published in the Examiner, per Government Code Sections 65567, and Planning Code Section 56.8, 56.14, and 306.3.

Heard in Committee. Speakers: Richard Sucre (Planning Department); Michael Cohen (Strada Investment Group); Anne Taupier (Office of Economic and Workforce Development); presented information and answered questions raised throughout the discussion. Larry Mazzola Jr. (Local 38, Plumbers & Pipefitters); James Tracy (Community Housing Partnership); Mr. Sears; Lisa Dunmeyer; spoke in support of the proposed legislation.

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

Ayes: 3 - Peskin, Tang, Sheehy

Excused: 1 - Farrell

Vice Chair Peskin requested File Nos. 170959, 170748, and 170992 be called and heard together.

Supervisor Sheehy was noted absent at 2:00 p.m. and for the remainder of the meeting.

Supervisor Sandra Lee Fewer was noted present at 2:02 p.m.

President London Breed appointed Supervisor Jane Kim, in place of Supervisor Mark Farrell, to the Land Use and Transportation Committee meeting of November 27, 2017, beginning at 2:00 p.m. and for the remainder of the meeting.

Supervisor Peskin was noted absent at 4:15 p.m. and for the remainder of the meeting.

170959 [Hearing - Housing Costs and Housing Cost Information Tracking by City Departments]

Sponsor: Fewer

Hearing on housing costs and housing cost information tracking by City departments; and requesting the Planning Department and Office of the Assessor-Recorder to report.

09/05/17; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

09/13/17; REFERRED TO DEPARTMENT. Referred to the Planning Department and Office of the Assessor-Recorder for informational purposes and requesting the departments to report.

Heard in Committee. Speakers: Supervisor Jane Kim (Board of Supervisors); AnMarie Rodgers, Teresa Ojeda, and Joshua Switzky (Planning Department); Calvin Welch (Council of Community Housing Organizations); Supervisor Sandra Lee Fewer (Board of Supervisors); Pedro Peterson (Planning Department); Mr. Collins; Kate Hartley, Director (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Calvin Welch (Council of Community Housing Organizations); Teresa Flanderick; Peter Cohen (Council of Community Housing Organizations); Deepa Varma (San Francisco Tenants Union); Speaker; Brad; Lena Libalm; Amina Rubio; Chris Alback; Judy Staffer; Judy Reisen; Alexandra Holton; Katie; Tony Robles (Senior Disability Action); Joseph Smoot; Shawn McKean; Jordan Davis; Sam Lew (Coalition on Homelessness); Joe Williams; Leslie (Housing Rights Committee); Laura Clark; Bernard; Female Speaker; Sue Hester; spoke on various concerns related to the hearing matters.

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

Ayes: 2 - Tang, Kim

Excused: 1 - Farrell

Absent: 2 - Peskin, Sheehy

170748 [Hearing - Planning Department's Housing Balance Report No. 5]**Sponsor: Kim**

Hearing on the Planning Department's Housing Balance Report No. 5, dated May 12, 2017; and requesting the Planning Department and the Mayor's Office of Housing and Community Development to report.

06/13/17; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

06/21/17; REFERRED TO DEPARTMENT. Referred to the Planning Department and the Mayor's Office of Housing and Community Development for informational purposes and requesting the departments to report.

09/11/17; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: None.

11/06/17; CONTINUED. Heard in Committee. Speakers: None.

Heard in Committee. Speakers: Supervisor Jane Kim (Board of Supervisors); AnMarie Rodgers, Teresa Ojeda, and Joshua Switzky (Planning Department); Calvin Welch (Council of Community Housing Organizations); Supervisor Sandra Lee Fewer (Board of Supervisors); Pedro Peterson (Planning Department); Mr. Collins; Kate Hartley, Director (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Calvin Welch (Council of Community Housing Organizations); Teresa Flanderick; Peter Cohen (Council of Community Housing Organizations); Deepa Varma (San Francisco Tenants Union); Speaker; Brad; Lena Libalm; Amina Rubio; Chris Alback; Judy Staffer; Judy Reisen; Alexandra Holton; Katie; Tony Robles (Senior Disability Action); Joseph Smoot; Shawn McKean; Jordan Davis; Sam Lew (Coalition on Homelessness); Joe Williams; Leslie (Housing Rights Committee); Laura Clark; Bernard; Female Speaker; Sue Hester; spoke on various concerns related to the hearing matters.

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

Ayes: 2 - Tang, Kim

Excused: 1 - Farrell

Absent: 2 - Peskin, Sheehy

170992 [Bi-Annual Housing Balance Report - May 2017]**Sponsor: Kim**

Resolution receiving and approving the bi-annual Housing Balance Report dated May 12, 2017, submitted as required by Planning Code, Section 103.

09/12/17; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

09/19/17; REFERRED TO DEPARTMENT. Referred to the Planning Department for informational purposes and requesting the department to report.

11/06/17; CONTINUED. Heard in Committee. Speakers: None.

Heard in Committee. Speakers: Supervisor Jane Kim (Board of Supervisors); AnMarie Rodgers, Teresa Ojeda, and Joshua Switzky (Planning Department); Calvin Welch (Council of Community Housing Organizations); Supervisor Sandra Lee Fewer (Board of Supervisors); Pedro Peterson (Planning Department); Mr. Collins; Kate Hartley, Director (Mayor's Office of Housing and Community Development); presented information and answered questions raised throughout the discussion. Calvin Welch (Council of Community Housing Organizations); Teresa Flanderick; Peter Cohen (Council of Community Housing Organizations); Deepa Varma (San Francisco Tenants Union); Speaker; Brad; Lena Libalm; Amina Rubio; Chris Alback; Judy Staffer; Judy Reisen; Alexandra Holton; Katie; Tony Robles (Senior Disability Action); Joseph Smoot; Shawn McKean; Jordan Davis; Sam Lew (Coalition on Homelessness); Joe Williams; Leslie (Housing Rights Committee); Laura Clark; Bernard; Female Speaker; Sue Hester; spoke on various concerns related to the hearing matters.

Member Kim moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 2 - Tang, Kim
Excused: 1 - Farrell
Absent: 2 - Peskin, Sheehy

President London Breed appointed Supervisor Sandra Lee Fewer, in place of Supervisor Aaron Peskin, to the Land Use and Transportation Committee meeting of November 27, 2017, beginning at 4:15 p.m. and for the remainder of the meeting.

171166 [Supporting California State Assembly Bill 1506 (Bloom) - Repealing the Costa-Hawkins Act]**Sponsors: Fewer; Ronen, Peskin and Kim**

Resolution urging the Mayor and the Board of Supervisors to support California State Assembly Bill 1506, authored by Assembly Member Richard Bloom, repealing the Costa-Hawkins Act.

10/31/17; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

Heard in Committee. Speakers: Jordan Davis; Collet Brodshare; Female Speaker; Male Speaker on behalf of a group of eight members of the public; Len Mabaough; Lesa Wagner; Amina; Kate Less speaking on behalf of a group of ten members of the public; Tim (SF Flower); Leon Riley; Male Speaker; Tony Robolus (SF Senior Action); Kate (SRO Collaborative); William Johnson; spoke in support of the proposed legislation.

Member Kim moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Tang, Kim, Fewer
Excused: 1 - Farrell
Absent: 2 - Peskin, Sheehy

ADJOURNMENT

There being no further business, the Land Use and Transportation Committee adjourned at the hour of 4:27 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.