

# Board of Supervisors



City Hall  
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## Legislation Introduced at Roll Call

Tuesday, January 14, 2020

### Introduced by a Supervisor or the Mayor

*Pursuant to Charter Section 2.105, an Ordinance or Resolution may be introduced before the Board of Supervisors by a Member of the Board, a Committee of the Board, or the Mayor and shall be referred to and reported upon by an appropriate Committee of the Board.*

### ORDINANCES

**200038 [Appropriation - Refunding General Obligation Bond Proceeds - \$255,000,000 - FY2019-2020]**

**Sponsor:** Mayor

Ordinance appropriating not to exceed \$255,000,000 from the issuance of one or more series of Refunding General Obligation Bonds; and placing such amount on Controller's reserve subject to the closing of one or more refunding transactions for FY2019-2020. ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee.

**200039 [Planning Code, Zoning Map - Potrero Power Station Special Use District]**

**Sponsors:** Mayor; Walton

Ordinance amending the Planning Code and Zoning Map to establish the Potrero Power Station Special Use District, generally bounded by 22nd Street and the southern portion of the newly created Craig Lane to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west; and making findings under the California Environmental Quality Act, 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. ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee.

- 200040 [Development Agreement - California Barrel Company LLC - Potrero Power Station Mixed-Use Project]**  
**Sponsors:** Mayor; Walton  
Ordinance approving a Development Agreement between the City and County of San Francisco and California Barrel Company LLC, a California limited liability company, for the Potrero Power Station Mixed-Use Project at the approximately 29-acre site generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west, in the southeast part of San Francisco, with various public benefits, including 30% affordable housing and approximately 6.9 acres of publicly-accessible parks and open space; 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); making public trust findings in accordance with the approval of a ground lease of Port-owned land; approving specific development impact fees and waiving any conflicting provisions in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 23, 56, 82, and 99, Planning Code, Sections 169 and 138.1, Public Works Code, Section 806(d), and Subdivision Code, Section 1348; and ratifying certain actions taken in connection therewith, as defined herein. ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee.
- 191075 [Planning, Administrative Codes - Residential Occupancy]**  
**Sponsor:** Peskin  
Ordinance amending the Planning Code to create the Intermediate Length Occupancy residential use characteristic; amending the Administrative Code to clarify existing law regarding the enforceability of fixed-term leases in rental units covered by the just cause protections of the Residential Rent Stabilization and Arbitration Ordinance (the “Rent Ordinance”), prohibit the use of rental units for temporary occupancies by non-tenants, require landlords to disclose in advertisements for such units that the units are subject to the Rent Ordinance, and authorize enforcement through administrative and/or civil penalties; requiring the Controller to conduct a study to analyze the impacts of new Intermediate Length Occupancy units in the City; 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. SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee.
- 191249 [Planning Code - 100% Affordable Housing and Educator Housing Streamlining Program]**  
**Sponsor:** Yee  
Ordinance amending the Planning Code to require that in Educator Housing projects at least 30% of residential units have two or more bedrooms, and at least 20% of residential units have three or more bedrooms; 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 adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302. SUBSTITUTED AND ASSIGNED to Land Use and Transportation Committee.

## **RESOLUTIONS**

**200041 [Multifamily Housing Revenue Bonds - 55 Mason Street - Not to Exceed \$61,600,000]**

**Sponsor:** Mayor

Resolution declaring the intent of the City and County of San Francisco ("City") to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing and Community Development ("Director") to submit an application and related documents to the California Debt Limit Allocation Committee ("CDLAC") to permit the issuance of residential mortgage revenue bonds in an aggregate principal amount not to exceed \$61,600,000 for 55 Mason Street; authorizing and directing the Director to direct the Controller's Office to hold in trust an amount not to exceed \$100,000 in accordance with CDLAC procedures; authorizing the Director to certify to CDLAC that the City has on deposit the required amount; authorizing the Director to pay an amount equal to such deposit to the State of California if the City fails to issue the residential mortgage revenue bonds; approving, for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale of residential mortgage revenue bonds by the City in an aggregate principal amount not to exceed \$61,600,000; authorizing and directing the execution of any documents necessary to implement this Resolution, as defined herein; and ratifying and approving any action heretofore taken in connection with the Project, as defined herein, and the Application, as defined herein. RECEIVED AND ASSIGNED to Budget and Finance Committee.

**200042 [Acquisition of Real Property - 1939 Market Street - Sheet Metal Workers' International Association, Local Union No. 104 - \$12,000,000]**

**Sponsors:** Mayor; Mandelman

Resolution approving and authorizing the Director of Property, on behalf of the Mayor's Office of Housing and Community Development, to acquire real property, located at 1939 Market Street from Sheet Metal Workers' International Association, Local Union No. 104, for purchase at \$12,000,000 inclusive of a deposit in the amount of \$500,000; placing the property under the jurisdiction of the Mayor's Office of Housing and Community Development for use in constructing affordable housing for San Franciscans; adopting findings that the conveyance is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; authorizing the Director of Property to execute documents, make certain modifications and take certain actions in furtherance of the purchase agreement and this Resolution, as defined herein, including assuming certain leases, entering into a leaseback with seller, and assuming certain service contracts; and affirming the Planning Department's determination under the California Environmental Quality Act. (Mayor's Office of Housing and Community Development). RECEIVED AND ASSIGNED to Budget and Finance Committee.

- 200043 [Lease of Real Property - TC II 888 Post, LLC - 888 Post Street - Base Annual Rent \$1,500,000 - Landlord Work \$5,000,000]**  
**Sponsors:** Mayor; Peskin  
 Resolution approving and authorizing the Director of Property, on behalf of the Department of Homelessness and Supportive Housing, to lease real property located at 888 Post Street, for an initial term of 20 years, from TC II 888 Post, LLC, at a base rent of \$1,500,000 per year, increasing at 3% per year, including one option to extend the Lease for a period of ten years; authorizing the City's contribution of up to \$5,000,000 towards the cost of Landlord Work; authorizing the Director of Property, under certain conditions, to negotiate and enter into future subleases, including with Goodwill Industries of San Francisco, San Mateo and Marin Counties, Inc. as a subtenant; authorizing the Director of Property to execute documents, make certain modifications and take certain actions in furtherance of the Lease and this Resolution, as defined herein, including allowing the City to increase its contribution towards the cost of the Landlord Work, subject to future appropriation of funds, as defined herein; finding the proposed transaction is in conformance with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings under the California Environmental Quality Act. RECEIVED AND ASSIGNED to Budget and Finance Committee.
- 200044 [Lease of Real Property - 33 Gough LLC - 33 Gough Street - Base Annual Rent of \$1,259,300]**  
**Sponsor:** Mayor  
 Resolution approving and authorizing the Director of Property, on behalf of the Department of Homelessness and Supportive Housing, to lease real property located at 33 Gough Street, for a term of three years, from 33 Gough LLC, at a base rent of \$1,259,300 per year; and authorizing the Director of Property to execute documents, make certain modifications and take certain actions in furtherance of the Lease and this Resolution, as defined herein, to commence following Board approval. RECEIVED AND ASSIGNED to Budget and Finance Committee.
- 200045 [Ground Lease Amendment - Refinance Property - Turk & Eddy Associates, L.P - 249 Eddy Street and 161-165 Turk Street]**  
**Sponsor:** Mayor  
 Resolution approving and authorizing the amendment and restatement of an existing long term ground lease with Turk & Eddy Associates, LP, on City-owned land at 249 Eddy Street, and 161-165 Turk Street ("Property") in order to refinance a 100% affordable, 82-unit multifamily rental housing development (plus one staff unit) for low-income persons ("Project"); and authorizing the Director of Property and Director of Mayor's Office of Housing and Community Development to execute documents, make certain modifications, and take certain actions in furtherance of this Resolution, as defined herein. RECEIVED AND ASSIGNED to Budget and Finance Committee.
- 200046 [Accept and Expend Grant - FY 2018 Better Utilizing Investments to Leverage Development Transportation Discretionary Grant - United States Department of Transportation - Better Market Street Phase 1 - \$15,000,000]**  
**Sponsor:** Mayor  
 Resolution authorizing Public Works to accept and expend a grant in the amount of \$15,000,000 from the United States Department of Transportation for the FY 2018 Better Utilizing Investments to Leverage Development Transportation Discretionary Grant to fund the construction of the Public Works' Better Market Street Phase 1 project for the period of June 2020 through June 2025. (Public Works). RECEIVED AND ASSIGNED to Budget and Finance Committee.

**200047 [Supporting Proposed California Ballot Measure - Schools and Local Communities Funding Act of 2020]**  
**Sponsors:** Mar; Fewer, Walton, Mandelman, Haney, Preston and Yee  
Resolution supporting the proposed California state ballot measure, Schools and Local Communities Funding Act of 2020, that may bring revenue to the City and County of San Francisco, San Francisco Unified School District, and City College of San Francisco.  
REFERRED FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA AT THE NEXT BOARD MEETING.

## **REQUESTS FOR HEARING**

**200049 [Hearing - San Francisco Unified School District's Plan for New Locations and Facilities]**  
**Sponsors:** Haney; Yee  
Hearing on demographic projections for school-aged youth in the City and County of San Francisco, and San Francisco Unified School District's (SFUSD) plan to incorporate this information in identifying locations for new schools and facilities; and requesting SFUSD and the Planning Department to report. RECEIVED AND ASSIGNED to Joint City, School District, and City College Select Committee.

**200050 [Hearing - Economic and Administrative Costs Related to Alcohol Abuse]**  
**Sponsor:** Mar  
Hearing on the findings and recommendations of the Budget and Legislative Analyst's 2017 report, entitled "Economic and Administrative Costs Related to Alcohol Abuse in the City and County of San Francisco;" and requesting the Budget and Legislative Analyst, Department of Public Health, and Police Department to report. RECEIVED AND ASSIGNED to Public Safety and Neighborhood Services Committee.

**200051 [Hearing - Effects of On-Demand Delivery and Delivery Companies on Small Businesses]**  
**Sponsors:** Safai; Peskin and Mandelman  
Hearing to discuss the effects of on-demand delivery and delivery companies (e.g. Uber Eats, Postmates, DoorDash, Grubhub, etc.) on small businesses; to present on the impacts of delivery fees on small businesses, the contract terms between food vendors and the delivery providers, and the amount of fees relative to other cities; the impacts that non-brick and mortar kitchens (ghost kitchens) that operate through on-demand delivery platforms have on small businesses' ability to survive and thrive in San Francisco; and requesting the Office of Small Business, Office of Economic and Workforce Development, Planning Department, Office of Labor Standards Enforcement, and Office of Emerging Technology to report. RECEIVED AND ASSIGNED to Public Safety and Neighborhood Services Committee.

**191180 [Hearing - Committee of the Whole - Street Vacation - A Portion of Vallejo Street Right-of-Way and a Portion of Davis Street Right-of-Way - Teatro ZinZanni Project - February 11, 2020]**

Hearing of the Board of Supervisors sitting as a Committee of the Whole on February 11, 2020, at 3:00 p.m., to hold a public hearing to consider the proposed Ordinance (File No. 191181) ordering the vacation of streets on a portion of the Vallejo Street right-of-way, generally bounded by Assessor's Parcel Block No. 0138, Lot No. 001, and Assessor's Parcel Block No. 0139, Lot No. 002, between Davis Street and The Embarcadero and a portion of the Davis Street right-of-way as part of improvements for the Teatro ZinZanni hotel, entertainment venue, and public open space project; making findings about the Mitigated Negative Declaration under the California Environmental Quality Act; adopting findings that the actions contemplated in the 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 the Ordinance, as defined therein; scheduled pursuant to the Resolution in File No. 191179, approved on January 14, 2020. (Clerk of the Board). RECEIVED AND ASSIGNED to Board of Supervisors.

**200052 [Hearing - Annual Review and Adoption of the Board of Supervisors/Clerk of the Board Draft Budget - FYs 2020-2021 and 2021-2022]**

Hearing to consider the annual review and adoption of the Proposed Draft Budgets for FYs 2020-2021 and 2021-2022 for the Board of Supervisors/Office of the Clerk of the Board; and requesting the Office of the Clerk of the Board to report. (Clerk of the Board). RECEIVED AND ASSIGNED to Budget and Finance Committee.

**Introduced at the Request of a Department**

*Pursuant to Rules of Order of the Board of Supervisors Section 2.7.1, Department Heads may submit proposed legislation to the Clerk of the Board, in which case titles of the legislation will be printed at the rear of the next available agenda of the Board.*

(No Department submittals were received.)

**Clerk to Act – January 14, 2020**

**Board Special Meeting Minutes for November 21, 2019, and Budget and Finance Committee Special Meeting Minutes for November 21, 2019 were approved.**

**Requests Granted**

None

**In Memoriam**

Stephanie Lazio Cincotta - Supervisors Stefani and Peskin

Marco Jastillana - Supervisor Haney

Hampton Smith - Supervisor Mandelman