

Board of Supervisors



City Hall
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Legislation Introduced at Roll Call

Tuesday, November 14, 2017

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

161109 [Planning Code, Zoning Map - Establishment of Geary-Masonic Special Use District]

Sponsor: Farrell

Ordinance amending the Planning Code to establish the Geary-Masonic Special Use District in the area generally bounded by Geary Boulevard to the south, Masonic Avenue to the east, and Assessor's Parcel Block No. 1071, Lot Nos. 001 and 004, to the north and west, respectively, amending Sheet SU03 of the Zoning Map; 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.

170868 [Campaign and Governmental Conduct Code - Campaign Finance Amendments]

Sponsor: Kim

Ordinance amending the Campaign and Governmental Conduct Code to 1) clarify that campaigns must disclose expenditures on social media; 2) require committees that make independent expenditures to disclose the original sources of their funds; 3) require candidates to attest to the lack of any coordination with other committees; 4) require that the Voter Information Pamphlet note which candidates have agreed to voluntary spending limits; 5) require the Ethics Commission to complete audits of candidate committees within 24 months; 6) modify disclaimer requirements; 7) specify disclosure requirements for social media advertisements; and 8) prior to each municipal election, require the Ethics Commission to distribute a pamphlet to San Francisco voters regarding third-party spending. SUBSTITUTED AND ASSIGNED to Rules Committee.

171193 [Planning Code - Inclusionary Affordable Housing Program]
Sponsor: Peskin
Ordinance amending the Planning Code to amend the Inclusionary Housing Ordinance to remove the requirement that on-site and off-site inclusionary units within a new development be ownership units rather than rental units, or alternatively, that the project sponsor submit a contract demonstrating the proposed on-site or off-site units are exempt from the Costa-Hawkins Rental Housing Act; 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. ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee.

171194 [Building Code - Installation of Solar Energy Systems]
Sponsor: Peskin
Ordinance amending the Building Code to enact an expedited and streamlined permit process for solar energy systems; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk to forward this Ordinance to the Building Standards Commission upon final passage. ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee.

Resolutions

171195 [Second Amendment to Ground Lease - Mission Bay Affordable Housing, L.P. - 150 Berry Street, 201, 207, 213, 215, 217, 219, 221, 223, 225, and 227 King Streets - Rich Sorro Commons]
Sponsor: Mayor
Resolution authorizing the execution and performance of a Second Amendment to the Ground Lease between the City and County of San Francisco and Mission Bay Affordable Housing, L.P., for real property located at 150 Berry Street, 201, 207, 213, 215, 217, 219, 221, 223, 225 and 227 King Streets, in connection with the loan refinancing and minor rehabilitation of community space at Rich Sorro Commons, a 100-unit affordable housing development for very low income individuals and families, with no change to the length of term or amount. RECEIVED AND ASSIGNED to Budget and Finance Committee.

171196 [Accept and Expend Grant - U.S. Department of Homeland Security - FY2017 Urban Areas Security Initiative Program - \$22,428,800]
Sponsor: Mayor
Resolution retroactively authorizing the Department of Emergency Management (DEM), on behalf of the City and County San Francisco, as the primary grantee of Urban Areas Security Initiative (UASI) funds for the Bay Area Urban Area and as the fiscal agent for the UASI Approval Authority, to accept and expend a FY2017 Urban Areas Security Initiative Program grant in the amount of \$22,428,800 from the U.S. Department of Homeland Security through the California Office of Emergency Services. (Department of Emergency Management). RECEIVED AND ASSIGNED to Budget and Finance Committee.

171197 [Agreements - Sunnydale Parcel Q Housing Partners, L.P. - 1491 Sunnydale Avenue - Purchase and Sale for Real Estate and Ground Lease - \$3,000,000 and \$15,000 Respectively]

Sponsors: Mayor; Cohen

Resolution approving and authorizing the execution and performance of an Agreement of Purchase and Sale of Real Estate in connection with the acquisition of the parcel located at 1491 Sunnydale Avenue Street (Assessor's Parcel Block No. 6356, Lot No. 61-68) ("the Property"), for \$3,000,000 and a long term, 75 years with a 24 year extension option, Ground Lease of the Property for \$15,000 annual base rent, with Sunnydale Parcel Q Housing Partners, L.P., to construct a 100% affordable, 55-unit multifamily rental housing development for low-income households; adopting findings that the conveyance is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing and directing the execution of any documents necessary to implement this Resolution, as defined herein. (Mayor's Office of Housing and Community Development). RECEIVED AND ASSIGNED to Budget and Finance Committee.

171198 [Agreement - Owners' Association - Administration/Management of Japantown Community Benefit District]

Sponsor: Breed

Resolution approving an agreement with the nonprofit Owners' Association for administration/management of the established property-based Community Benefit District known as the "Japantown Community Benefit District," pursuant to the California Streets and Highways Code, Section 36651, for a period commencing upon Board approval, through June 30, 2027. RECEIVED AND ASSIGNED to Government Audit and Oversight Committee.

171199 [Real Property Lease, Access License and Access Easement - State of California Department of Transportation - Property Near Cesar Chavez and Indiana Streets - Islais Creek Motor Coach Operation and Maintenance Facility - \$191,240 Initial Annual Rent]

Sponsor: Cohen

Resolution authorizing an Airspace Lease for approximately 63,747 square feet of land under the Highway 280 freeway structure near Cesar Chavez and Indiana Streets (Lease Parcel) for the Islais Creek Motor Coach Operation and Maintenance Facility (Bus Facility) with the State of California, acting by and through its Department of Transportation (Caltrans), at an initial term of 50 years with two 15-year extension options and an initial annual rent of \$191,240 with 3% annual increases and subject to certain fair market rent adjustments; authorizing an Indiana Street Access License Agreement (License Agreement) for Caltrans access over the Bus Facility from Indiana Street to the Lease Parcel during the Airspace Lease term or any later date allowed under the License Agreement; authorizing a Cesar Chavez Access Easement Agreement (Easement Agreement) for Caltrans access over a 2,098 square foot portion of the Bus Facility from Cesar Chavez Street to the Lease Parcel after the License Agreement terminates; affirming the Planning Department's determination under the California Environmental Quality Act; and finding the Airspace Lease, Easement Agreement and License Agreement are in conformance with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Municipal Transportation Agency). RECEIVED AND ASSIGNED to Budget and Finance Committee.

- 171200 [Grant of Easement - Pacific Gas and Electric Company - 68.25 Square Feet at Northern Edge of Parcel - 1101 Connecticut - At No Cost]**
Sponsor: Cohen
Resolution approving and authorizing the grant of an easement on the City's property, consisting of 68.25 square feet of land at the northern edge of the parcel located at 1101 Connecticut Street (Assessor's Parcel Block No. 4287, Lot No. 076), at no cost; and authorizing the Director of Property 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.
- 171201 [Multifamily Housing Revenue Bonds - 909 and 921 Howard Street, 414 Tehama Street - Not to Exceed \$150,000,000]**
Sponsor: Kim
Resolution declaring the intent of the City and County of San Francisco (the "City") to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing and Community Development (the "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 \$150,000,000 for 909 and 921 Howard Street and 414 Tehama 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; authorizing and directing the execution of any documents necessary to implement this Resolution; 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.
- 171202 [Multifamily Housing Revenue Bonds - 206-5th Street - Not to Exceed \$200,000,000]**
Sponsor: Kim
Resolution declaring the intent of the City and County of San Francisco (the "City") to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing and Community Development (the "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 \$200,000,000 for 206-5th 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; authorizing and directing the execution of any documents necessary to implement this Resolution; 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.

- 171203 [Multifamily Housing Revenue Bonds - 1990 Folsom Street - Not to Exceed \$90,000,000]**
Sponsor: Ronen
 Resolution declaring the intent of the City and County of San Francisco (the “City”) to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor’s Office of Housing and Community Development (the “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 \$90,000,000 for 1990 Folsom 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; authorizing and directing the execution of any documents necessary to implement this Resolution; 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.
- 171204 [Ground Lease - 1296 Shotwell Housing, L.P. - 1296 Shotwell Street - \$15,000 Annual Base Rent]**
Sponsor: Ronen
 Resolution approving and authorizing a long term Ground Lease with 1296 Shotwell Housing, L.P., on City owned land at 1296 Shotwell Street for a term of 75 years with one 24-year option to extend, and with an annual base rent of \$15,000 in order to construct a 100% affordable, 94-unit multifamily rental housing development for low-income seniors and formally homeless seniors; adopting findings that the Ground Lease is consistent with the California Environmental Quality Act, the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing the Director of Property and Acting Director of MOHCD to execute documents, make certain modifications, and take certain actions in furtherance of this Resolution, as defined herein. (Mayor’s Office of Housing and Community Development). RECEIVED AND ASSIGNED to Budget and Finance Committee.
- 171205 [Accept and Expend Grant - California Department of Parks and Recreation - Geneva Car Barn and Powerhouse Improvements - \$3,500,000]**
Sponsor: Safai
 Resolution authorizing the Recreation and Park Department to accept and expend a Specified Grant from the California Department of Parks and Recreation in the amount of \$3,500,000 for the Geneva Car Barn and Powerhouse. (Recreation and Park Department). RECEIVED AND ASSIGNED to Budget and Finance Committee.
- 171206 [Development Services Agreement - Community Arts Stabilization Trust - Renovation of the Powerhouse Building]**
Sponsor: Safai
 Resolution authorizing a Development Services Agreement with an affiliate of the Community Arts Stabilization Trust for the payment of City’s construction costs and related expenses, as defined herein, for the renovation of the Powerhouse building of the Geneva Car Barn and Powerhouse. RECEIVED AND ASSIGNED to Budget and Finance Committee.
- 171207 [Funding Agreement - Community Arts Stabilization Trust - Renovation of the Powerhouse Building]**
Sponsor: Safai
 Resolution authorizing a Funding Agreement with the Community Arts Stabilization Trust to finance the renovation of the Powerhouse building of the Geneva Car Barn and Powerhouse. RECEIVED AND ASSIGNED to Budget and Finance Committee.

- 171208 [Real Property Lease - Community Arts Stabilization Trust - Geneva Car Barn and Powerhouse - 2301 San Jose Avenue - \$0 Initial Rent]**
Sponsor: Safai
Resolution authorizing a 55-year lease for the Powerhouse building of the Geneva Car Barn and Powerhouse and a portion of adjacent City property with \$0 initial rent with an affiliate of the Community Arts Stabilization Trust; affirming the Planning Department's determination under the California Environmental Quality Act; and finding the lease is in conformance with the General Plan, and the eight priority policies of Planning Code, Section 101.1. RECEIVED AND ASSIGNED to Budget and Finance Committee.
- 171209 [Indemnification Agreement - Renovation of the Powerhouse Building]**
Sponsor: Safai
Resolution authorizing an Indemnification Agreement in favor of the parties financing the renovation of the Powerhouse building of the Geneva Car Barn and Powerhouse. RECEIVED AND ASSIGNED to Budget and Finance Committee.

Requests for Hearing

- 171212 [Hearing - State of the Retail Sector, Challenges and Opportunities for San Francisco's Neighborhood Commercial Districts]**
Sponsor: Farrell
Hearing on the findings of the 2017 retail study conducted by the Office of Economic and Workforce Development that reviews the state of the retail industry nationally and locally, and provides an overview of challenges and opportunities for San Francisco's neighborhood retail commercial districts; and requesting the Office of Economic and Workforce Development and Planning Department to report. RECEIVED AND ASSIGNED to Land Use and Transportation Committee.
- 171213 [Hearing - Proposed Federal Tax Plans - Local Impact]**
Sponsor: Fewer
Hearing on the proposed Federal Tax Plans and its local impact; and requesting the City Controller to report. RECEIVED AND ASSIGNED to Budget and Finance Federal Select Committee.
- 171214 [Hearing - Anti-LGBTQ Hate Crimes]**
Sponsor: Sheehy
Hearing on anti-LGBTQ hate crimes; and requesting the District Attorney, Human Rights Commission, and the Police Department to report. RECEIVED AND ASSIGNED to Public Safety and Neighborhood Services 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.

PROPOSED ORDINANCES

- 171171 [Administrative Code - Shelter Monitoring Committee - Composition of Membership, Powers and Duties, and Sunset Date]**
Ordinance amending the Administrative Code to change the qualifications for members of the Shelter Monitoring Committee, create staggered terms for members, establish a sunset date for the Committee, and to allow shelters that contract with the City to provide clients with clean blankets if clean sheets are unavailable. (Public Health Department). ASSIGNED UNDER 30 DAY RULE to Rules Committee.
- 171172 [Authorizing Agreements - Purchase of Electricity and Related Products and Services for CleanPowerSF - Public Utilities Commission]**
Ordinance delegating authority under Charter, Section 9.118, to the General Manager of the Public Utilities Commission to enter into agreements with terms in excess of ten years or requiring expenditures of \$10,000,000 or more for power and related products and services required to supply San Francisco's community choice aggregation program, CleanPowerSF, subject to specified conditions, as defined herein; and authorizing deviations from certain otherwise applicable contract requirements in the Administrative Code and the Environment Code. (Public Utilities Commission). ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee.
- 171173 [Planning Code - Mission Street Neighborhood Commercial Transit District]**
Sponsor: Ronen
Ordinance amending the Planning Code to prohibit Non-Retail Professional Services uses, limit lot mergers, and allow Arts Activities and Catering uses within the Mission Street Neighborhood Commercial Transit District; affirming the Planning Commission'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 under Planning Code, Section 302. (Planning Commission). ASSIGNED UNDER 30 DAY RULE to Land Use and Transportation Committee.

PROPOSED RESOLUTIONS

- 171175 [Contract Amendment No. 1 - Richmond Area Multi-Services, Inc. - Department of Public Health - Behavioral Health Services - Not to exceed \$20,769,611]**
Resolution approving Amendment No. 1 to the Department of Public Health contract for behavioral health services with Richmond Area Multi-Services, Inc., for Peer to Peer Employment Program, to extend the contract by two years and six months, for a total term of July 1, 2015, through June 30, 2020, with a corresponding increase of \$11,551,272 for a total amount not to exceed \$20,769,611. (Public Health Department). RECEIVED AND ASSIGNED to Budget and Finance Committee.

- 171174 [Contract Amendment No. 2 - Richmond Area Multi-Services, Inc. - Department of Public Health - Vocational Rehabilitation Program - Not to Exceed \$22,603,930]**
Resolution approving Amendment No. 2 to the Department of Public Health contract for behavioral health services with Richmond Area Multi-Services, Inc., for Vocational Rehabilitation Program, to extend the contract by two years and ten months, for a total term of January 1, 2016, through October 31, 2020, with a corresponding increase of \$13,045,642 for a total amount not to exceed \$22,603,930. (Public Health Department). RECEIVED AND ASSIGNED to Budget and Finance Committee.
- 171177 [Prevailing Wages Rates - Various Workers Performing Work Under City Contracts]**
Resolution fixing prevailing wage rates for 1) workers performing work under City contracts for public work and improvement; 2) workers performing work under City contracts for janitorial services; 3) workers performing work in public off-street parking lots, garages, or storage facilities for automobiles on property owned or leased by the City; 4) workers engaged in theatrical or technical services for shows on property owned by the City; 5) workers engaged in the hauling of solid waste generated by the City in the course of City operations, pursuant to a contract with the City; 6) workers performing moving services under City contracts at facilities owned or leased by the City; 7) workers engaged in exhibit, display, or trade show work at special events on property owned by the City; 8) workers engaged in broadcast services on property owned by the City; 9) workers engaged in loading or unloading into or from a commercial vehicle on City property of materials, goods, or products in connection with a show or special event, or engaged in driving a commercial vehicle into which or from which materials, goods, or products are loaded or unloaded on City property in connection with a show or special event; 10) workers engaged in security guard services under City contracts or at facilities or on property owned or leased by the City; and (11) motor bus service contracts. (Civil Service Commission). RECEIVED AND ASSIGNED to Budget and Finance Committee.
- 171178 [Real Property Lease - Vera Cort as Trustee -1380 Howard Street - Department of Public Health - \$3,417,862.50 Initial Annual Base Rent]**
Resolution authorizing the extension of an existing lease for approximately 79,950 square feet of office space at 1380 Howard Street for the Department of Public Health's Community Behavioral Health Services Division with the Vera Cort as Trustee of the Robert J. Cort Marital Trust (99%) and as Trustee of the Vera Cort Survivor's Trust (1%), as Landlord, at an annual rent of \$3,417,862.50 during the five year term of January 1, 2018, through December 31, 2022, and adding three further five year options to extend the term. (Real Estate Department). RECEIVED AND ASSIGNED to Budget and Finance Committee.
- 171179 [Lease Agreement - Bank of America, N.A. - Automated Teller Machines - \$211,000 Minimum Annual Guarantee]**
Resolution approving the Domestic Terminals Automated Teller Machines Lease B No. 17-0195 between Bank of America, N.A., and the City and County of San Francisco, acting by and through its Airport Commission, for a term of five years, to commence following Board approval, with a two-year option to extend, and a minimum annual guarantee of \$211,000 for the first year of the Lease. (Airport Commission). RECEIVED AND ASSIGNED to Budget and Finance Committee.

Clerk to Act – November 14, 2017

Board Meeting Minutes for October 3, 2017 were approved.

Requests Granted

From: Supervisor Sheehy

To: City Attorney, Office of the District Attorney

Requesting/Inquiring: Supervisor requests to have the City Attorney's Office and the Office of the District Attorney investigate whether the Pacific Justice Institute "PJI" violated our City's Ethics laws by failing to register with the Department of Ethics as a lobbyist in advance of appearing at the Board as the appellant as the project sponsor regarding the Apothecarium.

From: Supervisor Sheehy

To: Ethics Commission

Requesting/Inquiring: Supervisor requests to have the Ethics Commission investigate whether the Pacific Justice Institute "PJI" engaged in activity to influence the Board of Supervisors was direct lobbying or if it was a grassroots lobbying activity.

From: Supervisors Sheehy, Breed

To: City Attorney

Requesting/Inquiring: Supervisors requests to have the City Attorney's Office draft an Ordinance amending the San Francisco Administrative Code by adding Article 58, Sections 58.4, to: (1) provide renters facing certain eviction proceedings a right to counsel in those cases; and (2) prohibiting funds used in this section in cases of domestic violence, child abuse or elder abuse.

In Memoriam

Herbert Patrick Lee - Full Board

Janet Hee - Supervisors Yee and Kim

Vanessa Wallace - Supervisor Safai

Rolland Lowe - Supervisors Peskin and Yee

Nathan "Nate" Roth - Supervisor Peskin

Jimo Perini - Supervisor Peskin