



# City and County of San Francisco

## Meeting Minutes

### Land Use and Economic Development Committee

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

*Members: Scott Wiener, Jane Kim, Malia Cohen*

*Clerk: Andrea Ausberry (415) 554-4442*

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Monday, June 30, 2014

1:30 PM

City Hall, Committee Room 263

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### Regular Meeting

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**Present:** 3 - Scott Wiener, Jane Kim, and Malia Cohen

## MEETING CONVENED

*The meeting convened at 1:35 p.m.*

## REGULAR AGENDA

*File Nos. 140719 and 140733 were called together.*

### **140719 [Resolution of Intent - Mortgage Revenue Bonds - 800 Presidio Avenue - Not to Exceed \$15,000,000]**

**Sponsor: Breed**

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 qualified mortgage revenue bonds in an aggregate principal amount not to exceed \$15,000,000 for 800 Presidio Avenue (The John Burton Foundation Housing Complex); authorizing and directing the Director to direct the Controller's Office to hold in trust an amount not to exceed \$75,000 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 qualified mortgage revenue bonds; approving, for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale of mortgage revenue bonds by the City in an aggregate principal amount not to exceed \$15,000,000; 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).

06/17/14; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

06/27/14; REFERRED TO DEPARTMENT. Referred to Mayor's Office of Housing; Controller; Office of Investment and Infrastructure; and Real Estate for informational purposes.

*Heard in Committee. Speaker: Ann Romero (Mayor's Office of Housing and Community Development); presented information concerning the matter and answered questions raised throughout the hearing.*

**RECOMMENDED by the following vote:**

Ayes: 2 - Wiener, Cohen

Absent: 1 - Kim

**140733 [Multifamily Housing Revenue Bonds - Rosa Parks II Senior Housing - Not to Exceed \$30,000,000]****Sponsor: Breed**

Resolution authorizing the issuance and delivery of multifamily housing revenue bonds in an aggregate principal amount not to exceed \$30,000,000 for the purpose of providing financing for the acquisition and construction of a 98-unit multifamily rental housing project known as Rosa Parks II Senior Housing; approving the form of and authorizing the execution of a trust indenture providing the terms and conditions of the bonds; approving the form of and authorizing the execution of a regulatory agreement and declaration of restrictive covenants; approving the form of and authorizing the execution of a loan agreement; authorizing the collection of certain fees; ratifying and approving any action heretofore taken in connection with the bonds and the project; granting general authority to City officials to take actions necessary to implement this Resolution; and related matters.

06/24/14; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

*Heard in Committee. Speaker: Ann Romero (Mayor's Office of Housing and Community Development); presented information concerning the matter and answered questions raised throughout the hearing.*

**RECOMMENDED by the following vote:**

Ayes: 2 - Wiener, Cohen

Absent: 1 - Kim

*File Nos. 140644 and 140645 were called together.*

**140644 [Resolution of Intention - Incur Bonded Indebtedness for Transbay Transit Center - Not to Exceed \$1,400,000,000]****Sponsors: Mayor; Kim**

Resolution of intention to incur bonded indebtedness in an amount not to exceed \$1,400,000,000 for the City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center); and other matters related thereto.

06/03/14; RECEIVED AND ASSIGNED to Government Audit and Oversight Committee.

06/10/14; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for review and recommendation; and Municipal Transportation Agency, City Controller, and Office of Public Finance for informational purposes.

06/11/14; TRANSFERRED to Land Use and Economic Development Committee.

*Heard in Committee. Speakers: Ken Rich (Mayor's Office of Economic and Workforce Development); Adam Verett (Planning Department); Scott Boule and Mark Savanna (Transbay Joint Powers Authority); presented information concerning the matter and answered questions raised throughout the hearing. Tim Cornwell (The Concord Group); Jim Haus; spoke on various concerns regarding the hearing matter.*

**RECOMMENDED by the following vote:**

Ayes: 3 - Wiener, Kim, Cohen

**140645 [Resolution of Intention - Establishing the Transbay Transit Center Community Facilities District]****Sponsors: Mayor; Kim**

Resolution of Intention to establish City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) and determining other matters in connection therewith.

06/03/14; RECEIVED AND ASSIGNED to Government Audit and Oversight Committee.

06/10/14; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for review and recommendation; and Municipal Transportation Agency, City Controller, and Office of Public Finance for informational purposes.

06/11/14; TRANSFERRED to Land Use and Economic Development Committee.

*Heard in Committee. Speakers: Ken Rich (Mayor's Office of Economic and Workforce Development); Adam Verett (Planning Department); Scott Boule and Mark Savanna (Transbay Joint Powers Authority); presented information concerning the matter and answered questions raised throughout the hearing. Tim Cornwell (The Concord Group); Jim Haus; spoke on various concerns regarding the hearing matter.*

**RECOMMENDED by the following vote:**

Ayes: 3 - Wiener, Kim, Cohen

*File Nos. 140675 and 140445 were called together.*

**140675 [General Plan Amendment - Visitation Valley/Schlage Lock Special Use District]**

Ordinance amending the General Plan to amend Maps 1, 2, 4, and 5 of the Commerce and Industry Element, Map 6 of the Transportation Element, Maps 4 and 5 of the Urban Design Element, and the Land Use Index to implement the Visitation Valley/Schlage Lock Special Use District, which generally includes the properties bounded by Bayshore, Blanken and Tunnel Avenue to the San Francisco/San Mateo County line to the south, including the properties fronting Bayshore Boulevard from Arleta Avenue to the San Francisco/San Mateo County line to the south, and including the properties fronting Leland Avenue from Cora Street to Bayshore Boulevard; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Planning Commission)

06/09/14; RECEIVED FROM DEPARTMENT.

06/16/14; NOTICED. Joint notice of Schlage Lock Project legislation (File Nos. 140444, 140445 and 140675)

06/17/14; ASSIGNED to Land Use and Economic Development Committee.

06/23/14; REFERRED TO DEPARTMENT. Referred to Planning Department; Real Estate; Office of Economic Workforce Development; and Office of Community Investment and Infrastructure for informational purposes.

*Heard in Committee. Speakers: Ken Rich (Mayor's Office on Economic and Work Development); Claudia Flores and Josh Switzky (Planning Department); Emily Lesk (Mayor's Office on Economic and Work Development); presented information concerning the matter and answered questions raised throughout the hearing. Ed Donaldson (Acce); Michael Theriault (SF Building Trade); Nelson; Tony Tofani; Tony Guzzetta (Local 38 Plumbers and Pipefitters); Peter Garza (NorCal Carpenters Regional Council); Tony Urbina (Local 104); Robert Krantz (Union Pacific Railroad); Jim Grawden and Fran Martin (Visitation Valley Planning Alliance); Chris Barnett; Jonathan Suharman; Male Speaker; spoke on various concerns regarding the hearing matter.*

**RECOMMENDED by the following vote:**

Ayes: 3 - Wiener, Kim, Cohen

**140445 [Planning Code, Zoning Map - Visitation Valley/Schlage Lock Special Use District]****Sponsors: Mayor; Cohen**

Ordinance amending the Planning Code, Section 249.45, to provide for use controls, including controls for formula retail uses, building standards, and procedural requirements, including noticing and community participation procedures, for applications for development, including design review and modifications, among other controls, in Zone 1 of the Schlage Lock/Visitation Valley Special Use District (also referred to as the Schlage Lock site); amending the Zoning Map by amending Sectional Maps ZN10 and HT10 to reflect the Visitation Valley/Schlage Lock Special Use District; and making environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

04/29/14; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 5/29/2014.

05/13/14; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review; Planning Commission for comment and recommendation; Small Business Commission for comment and recommendation; Real Estate; Department of Building Inspection; Office of Economic and Workforce Development; and Office of Community Investment and Infrastructure for informational purposes.

05/21/14; RESPONSE RECEIVED. The Small Business Commission will not hear File No. 140445.

06/16/14; NOTICED. Joint notice of Schlage Lock Project legislation (File Nos. 140444, 140445 and 140675)

*Heard in Committee. Speakers: Ken Rich (Mayor's Office on Economic and Work Development); Claudia Flores and Josh Switzky (Planning Department); Emily Lesk (Mayor's Office on Economic and Work Development); presented information concerning the matter and answered questions raised throughout the hearing. Ed Donaldson (Acce); Michael Theriault (SF Building Trade); Nelson; Tony Tofani; Tony Guzetta (Local 38 Plumbers and Pipefitters); Peter Garza (NorCal Carpenters Regional Council); Tony Urbina (Local 104); Robert Krantz (Union Pacific Railroad); Jim Grawden and Fran Martin (Visitation Valley Planning Alliance); Chris Barnett; Jonathan Suharfman; Male Speaker; spoke on various concerns regarding the hearing matter.*

**\* \* AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE by the following vote:**

Ayes: 3 - Wiener, Kim, Cohen

**RECOMMENDED AS AMENDED by the following vote:**

Ayes: 3 - Wiener, Kim, Cohen

*The meeting recessed at 3:50 p.m., and reconvened at 5:01 p.m.*

**140706 [Urging Further Regulation of Transportation Network Companies to Ensure Passenger Safety and Baseline Social Services]****Sponsors: Mar; Avalos and Campos**

Resolution urging the California Public Utilities Commission and the San Francisco Municipal Transportation Agency to consider further regulation of Transportation Network Companies to ensure passenger safety and baseline social services.

06/17/14; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

06/27/14; REFERRED TO DEPARTMENT. Referred to Public Utilities Commission; and Municipal Transportation Agency for informational purposes.

*Heard in Committee. Speakers: Fred Brousseau and Dan Goncher (Budget and Legislative Analyst Office); Kate Breen (Municipal Transportation Agency); presented information concerning the matter and answered questions raised throughout the hearing. Kirtley Wienbroer, Sean Taylor, Beth Haley (Lyft); Sally Kay; spoke on various concerns regarding the hearing matter.*

**AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE by the following vote:**

Ayes: 3 - Wiener, Kim, Cohen

Resolution urging the California Public Utilities Commission to consider further regulation of Transportation Network Companies to ensure passenger safety and baseline social services and finding that both taxis and Transportation Network Companies are a critical part of San Francisco's Transit First Policy.

**CONTINUED TO CALL OF THE CHAIR AS AMENDED by the following vote:**

Ayes: 3 - Wiener, Kim, Cohen

## **ADJOURNMENT**

*The meeting adjourned at 6:30 p.m.*

*N.B. The Minutes of this meeting set forth all actions taken by the Land Use and Economic Development Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.*