



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: Sophie Maxwell, Eric Mar, David Chiu

Clerk: Linda Laws (415) 554-4441

Monday, November 9, 2009

1:00 PM

City Hall, Committee Room 263

Regular Meeting

AGENDA CHANGES

The meeting convened at 1:06 p.m.

MEETING CONVENED

Present: 3 - Sophie Maxwell, Eric Mar and David Chiu

REGULAR AGENDA

090388 [Zoning - Establishing the 1500 Page Street Residential Care Special Use District]

Sponsor: Mirkarimi

Ordinance amending the San Francisco Planning Code by adding Sections 249.41 and 263.22 to establish the 1500 Page Street Residential Care Special Use District (SUD), encompassing the real property located at 1500 Page Street (Assessor's Block 1223, Lot 004), to permit the expansion of a building used for residential care; and adopting General Plan, Planning Code and environmental findings. (Planning Commission)

04/02/09; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee.

11/09/09; RECOMMENDED. Heard in Committee. Speaker: Tara Sullivan, Planning Department.

Heard in Committee. Speaker: Tara Sullivan, Planning Department.

RECOMMENDED

Ayes: 3 - Maxwell, Mar, Chiu

091093 [Approving Zoning Map Amendments in Connection with the 1500 Page Street Residential Care Special Use District]**Sponsor: Mirkarimi**

Ordinance amending Section Maps 6H and 6SU of the Zoning Maps of the City and County of San Francisco for the real property located at 1500 Page Street (Assessor's Block 1223, Lot 004) at the northwest corner of Masonic Avenue and Page Street, to reclassify the property from a 40-X Height and Bulk District to a 55-X Height and Bulk District, and to map the 1500 Page Street Residential Care Special Use District in order to permit the expansion of an existing building used for residential care and other considerations; and adopting General Plan, Planning Code and environmental findings. (Planning Department)

09/11/09; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee.

11/09/09; RECOMMENDED. Heard in Committee. Speaker: Tara Sullivan, Planning Department.

Heard in Committee. Speaker: Tara Sullivan, Planning Department.

RECOMMENDED

Ayes: 3 - Maxwell, Mar, Chiu

090678 [Bayview Hunters Point Area Plan, Technical Zoning Map Amendments]

Ordinance amending Zoning Map Sheets ZN08, ZN10, and SU10 of the City and County of San Francisco Planning Code with revised used districts within the Bayview Hunters Point Plan Area; and making various findings, including CEQA findings and findings of consistency with the General Plan and Planning Code Section 101.1. (Planning Department)

10/20/09; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee.

11/09/09; AMENDED. Heard in Committee. Speakers: Mat Snyder, Planning Department; Espanola Jackson; Cheryl Adams, Deputy City Attorney.

11/09/09 Amended on page 8, line 6 replaced "PDR-1-B" with "PDR-2"; line 7 replaced "PDR-1-B" with "PDR-2".

The first vote was recommended but rescinded, to allow technical changes to be read into the record.

11/09/09; RECOMMENDED AS AMENDED.

Heard in Committee. Speakers: Mat Snyder, Planning Department; Espanola Jackson; Cheryl Adams, Deputy City Attorney.

11/09/09 Amended on page 8, line 6 replaced "PDR-1-B" with "PDR-2"; line 7 replaced "PDR-1-B" with "PDR-2".

The first vote was recommended but rescinded, to allow technical changes to be read into the record.

AMENDED**RECOMMENDED AS AMENDED**

Ayes: 3 - Maxwell, Mar, Chiu

081509 [Summary Vacation of a Portion of Channel Street Between 7th Street and Carolina Street and Exchange of Property]**Sponsor: Maxwell**

Ordinance ordering the summary vacation of a portion of Channel Street between 7th Street and Carolina Street, subject to specified conditions; adopting findings pursuant to the California Streets and Highways Code Sections 8330 et seq.; authorizing the exchange of such vacated City property with a new lot created in Record of Survey No. 4778, owned by Recology Properties, Inc. and Sunset Scavenger Company; adopting environmental findings and findings that the vacation and exchange are consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; and authorizing actions in furtherance of the ordinance.

11/25/08; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

08/03/09; FILED PURSUANT TO RULE 5.37.

10/06/09; REACTIVATED PURSUANT TO RULE 5.23 to Land Use and Economic Development Committee. Supervisor Maxwell requested this matter be reactivated.

10/06/09; ASSIGNED to Land Use and Economic Development Committee.

11/09/09; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE. Heard in Committee. Speakers: Daniel LaForte, Recreation and Park Department; Espanola Jackson; Maurice Quillen, Golden Gate Disposal; Corrine Woods; Janet Carpinelli; Tony Kelly, Potrero Boosters; Steve Vettel; Richard Robinson, Sierra Club.

11/09/09 Amendment of the whole bearing new title.

11/09/09; RECOMMENDED AS AMENDED.

Heard in Committee. Speakers: Daniel LaForte, Recreation and Park Department; Espanola Jackson; Maurice Quillen, Golden Gate Disposal; Corrine Woods; Janet Carpinelli; Tony Kelly, Potrero Boosters; Steve Vettel; Richard Robinson, Sierra Club.

11/09/09 Amendment of the whole bearing new title.

AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Ordinance ordering the summary vacation of a portion of Channel Street between 7th Street and Carolina Street, subject to specified conditions; adopting findings pursuant to the California Streets and Highways Code Sections 8330 et seq.; authorizing the exchange of such vacated City property with a new lot created in Record of Survey No. 4778, owned by Recology Properties, Inc. and Sunset Scavenger Company; adopting environmental findings and findings that the vacation and exchange are consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; and authorizing actions in furtherance of the ordinance.

RECOMMENDED AS AMENDED

Ayes: 3 - Maxwell, Mar, Chiu

091207 [Extending the Yerba Buena Center Redevelopment Plan]**Sponsor: Daly**

Ordinance approving amendments to the Yerba Buena Center Redevelopment Plan to extend by one year the time limit on the effectiveness of the plan (other than the Emporium Site) and, upon expiration of the Plan, to extend both the time for issuance of debt and the receipt of tax increment by the San Francisco Redevelopment Agency and to suspend the limit on the total number of dollars of tax increment revenue that may be received by the San Francisco Redevelopment Agency under the Plan to continue financing Low and Moderate Income Housing Fund activities under the Plan.

10/20/09; RECEIVED AND ASSIGNED to Land Use and Economic Development Committee.

11/09/09; RECOMMENDED. Heard in Committee. Speaker: Jim Morales, SF Redevelopment Agency. To Board on November 24, 2009.

*Heard in Committee. Speaker: Jim Morales, SF Redevelopment Agency.
To Board on November 24, 2009.*

RECOMMENDED

Ayes: 3 - Maxwell, Mar, Chiu

090583 [Just Cause Eviction Protections for Residential Tenants, Extend to Non-Rent Controlled Units]**Sponsor: Avalos**

Ordinance amending Administrative Code Chapter 37 "Residential Rent Stabilization and Arbitration Ordinance:" by amending Sections 37.2 and 37.3 to extend just cause eviction requirements and protections to tenants in units that are not now subject to eviction controls (e.g., most residential rental units with a certificate of occupancy issued after June 13, 1979); by amending Section 37.9 to provide that 37.9(a)(8)(vi) limitations on owner move-in evictions do not apply to these newly protected units (new Section 37.9(a)(8)(viii)); by amending Section 37.9 to add a 16th just cause for eviction, to provide for eviction from a condominium unit with separable title that was rented by the developer for a limited time period prior to sale of the unit, where the developer has given specified advance notice to the renters (new Section 37.9(a)(16)); and by amending Chapter 37A "Rent Stabilization and Arbitration Fee" by amending Section 37A.1 to extend the City's current residential rental unit fee to these units; findings in support of the legislation; severability clause; technical corrections.

05/12/09; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee.

05/21/09; REFERRED TO DEPARTMENT. Referred to the Residential Rent Stabilization & Arbitration Board for informational purposes.

11/02/09; CONTINUED. Heard in Committee. Speakers: Cheryl Adams, Deputy City Attorney; Supervisor Avalos; Delene Wolf, Rent Board; Myriam Zamora, St. Peter's Housing Committee; Karen Kerner, Housing Rights Committee; Mariana Viturro, St. Peter's Housing Committee; David Fix; Teola Watson, Housing Rights Committee; Lena Emmerly; Kendra Froshman, Mission SRO Collaborative; Aaron Goodman, Park Merced Residents Organization; Noni Richen and Ilse Cordon, Small Property Owners of San Francisco; Kathy Lipscomb, Senior Action Network; Fran Taylor; Joel Panzer, PPMA; Randall Kostick; Richard Robinson, Community Outreach Program; Mitchell Omerberg, Affordable Housing Alliance; Sarah Shortt, Housing Rights Committee; Josh Vining, Mission SRO Collaborative; Christine Olague, Senior Action Network; Dean Preston; Miguel Wooding; Alex Kaufman; Walter Paulson; Wing Hoo Leung, Community Tenants Association; Olga Milan-Howells; Female Speaker; William Baird; Peter Wright; Lisa Frieke; Andrew Long, SF Apartment Association; Ted Gulickson, SF Tenants Union; Robin Altman; James Wavewell; Craig Birant; Grace Shanahan and Hannah Duffy, Residential Builders Association; Jose Morales; Richard Hart, Angus McCarthy, Mark Brennan, Redman Lyons, David Sternberg, Sean Keighran, John O'Connor, Kieran Buckley, Residential Builders Association; Joseph Smoot. Continued to November 9, 2009.

11/09/09; CONTINUED. Heard in Committee. Speakers: Delene Wolf, SF Rent Board; Brook Turner, Coalition for Better Housing; Andrew Long; Jeff Kositsky, Community Housing Partnership; Michelle Horneff-Cohen, Professional Property Management Association; James Wavewell; Alex Kaufman; Nato Green, California Nurses Association; Craig Birant; Joanne Bizino; Male Speaker; Robin Altman; Richard Robinson; Jose Morales; Ted Gulickson, SF Tenants Union; Sara Shortt, Housing Rights Committee; Janan New, SF Apartment Association; Bart Murphy, SF Rent Board; Mark Brennan; Joe O'Donoghue, Residential Builders Association; Mitchell Omerberg, Affordable Housing Alliance; Cheryl Adams, Deputy City Attorney. Continued to November 23, 2009.

Heard in Committee. Speakers: Delene Wolf, SF Rent Board; Brook Turner, Coalition for Better Housing; Andrew Long; Jeff Kositsky, Community Housing Partnership; Michelle Horneff-Cohen, Professional Property Management Association; James Wavewell; Alex Kaufman; Nato Green, California Nurses Association; Craig Birant; Joanne Bizino; Male Speaker; Robin Altman; Richard Robinson; Jose Morales; Ted Gulickson, SF Tenants Union; Sara Shortt, Housing Rights Committee; Janan New, SF Apartment Association; Bart Murphy, SF Rent Board; Mark Brennan; Joe O'Donoghue, Residential Builders Association; Mitchell Omerberg, Affordable Housing Alliance; Cheryl Adams, Deputy City Attorney.
Continued to November 23, 2009.

CONTINUED

Ayes: 3 - Maxwell, Mar, Chiu

ADJOURNMENT

The meeting adjourned at 3:07 p.m.