

**SAN FRANCISCO
PLANNING COMMISSION
AND
BUILDING INSPECTION COMMISSION**



Meeting Minutes

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

**Thursday, June 20, 2019
10:00 a.m.
Special Meeting**

COMMISSIONERS PRESENT: Fung, Hillis, Johnson, Koppel, Melgar, Moore
COMMISSIONERS ABSENT: Richards

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 10:04 AM

STAFF IN ATTENDANCE: Audrey Merlone, Elizabeth Watty, Corey Teague, John Rahaim – Director of Planning, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. SPECIAL CALENDAR

1. [2018-017028PCA](#) (A. BUTKUS: (415) 575-9129)
CONTROLS ON RESIDENTIAL DEMOLITION, MERGER, CONVERSION, AND ALTERATIONS – Informational Presentation on an ordinance amending the Planning Code to increase penalties for violations of the Planning Code and change the administrative enforcement procedure; provide new definitions for Residential Demolitions and Residential Flats, expand definitions of Alteration and Removal, expand definitions of, require additional notice, and impose new conditional use criteria for Residential Demolitions, Mergers, and

Conversions; require additional review for changes of use to Child Care Facilities that propose an increase in the exterior dimension of the building; expand definition of change of use for Residential, Neighborhood Commercial (NC) and Neighborhood Commercial Transit (NCT) districts; add new notification requirements; add requirements for replacement structures; and establish definitions, criteria and procedures for approvals of Major Expansions of Existing Residential Buildings in certain residential districts; amending the Building Code to make the definition of Residential Demolition consistent with the Planning Code, and require pre-permit inspections and additional application requirements; 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; adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302; and instructing the Clerk to forward this Ordinance to the California Building Standards Commission upon final passage.

Preliminary Recommendation: None – Informational

- SPEAKERS:
- + Sup. Peskin – Proposed legislation
 - = Audrey Merlone – Staff presentation
 - = Patrick O’Riordan – Building Department presentation
 - = Cyril Yu – Building Department presentation
 - = Elizabeth Watty – Staff response to questions
 - + Lee Hepner, Aide to Sup. Peskin – Response to questions
 - = Corey Teague
 - + Anastasia Yovonapolous – Rental stock, affordability
 - Pat Boscovich – Demolitions
 - Jon Lum – Affordability, demolition
 - Michael Morrison – Negative impact to housing development
 - Bill Pashelinsky – Workload
 - Luke Anbrisiak – Radical historicism
 - Mark McHale – Opposition
 - Brett Gladstone – Too much work
 - = George Wooding – Bifurcate the legislation FAR
 - = Sharon McHue – Penalty assessment
 - = Amy Bradley – Demo calculations
 - = Steven Macelroy – FAR don’t work
 - Richard Hart – Demolition
 - Vivian Dwyer – Too broad
 - Irene Velasquez – Negative impact to aging housing stock
 - Redmond Lyons – Solving too many problems
 - Susana Douglas – Major expansion
 - Catherine Watson – Family housing
 - Dana – Impacts
 - Wayne Chung – Opposition
 - Jennifer Fieber – Tenant displacement
 - Kathy Lipscom – Affordability
 - Joel – Racism
 - Speaker – Negative impacts
 - Greg Fulker – Opposition
 - Serena Calhoun – Opposition

- Neil Schwartz – Opposition, more targeted policies, with more assured Outcomes
- + Sandy Worful – Support
- Karen Paison – Opposition
- Ross Levy – Aspirational with holes
- Tim Rooney – Retroactive study
- Megan Silver – Negative impact
- David Ghasst – Tracking and keeping homeownership families with children
- Speaker – Opposition
- Carrie Bernstein – Professional practice requirements
- Iver Collins – Opposition, easier more transparent process
- Leslie Arnold – Family housing
- Michael Robins – BoS should work with the Planning Department
- Jerry Dratler – Repairing unsound housing, demolition definition
- + Bruce Bowen – Support
- Christopher Roach – Opposition
- + Ozzie Rohm – Support
- Jeff Handwerger – Family housing
- Rose Hillson – Demolitions definition, FAR
 - Demolition definition ctrls too large
 - Demolition / Eviction incentive
 - Lessens Affordability
 - FAR:
 - Never used for residential lots in planning code
 - Treats all like-zoning district lots identically
 - Blind to existing building sizes or extraordinary features
 - Leads to larger buildings citywide (lessens affordability)
 - Potential loss of “Neighborhood character”
 - ADUs:
 - 1-4 Units → 1 ADU allowed
 - 5+/Seismic retrofit → Unlimited allowed
 - Sq Ft not part of FAR → NEEDS TO BE IN FAR
 - Not reviewed by PC
 - ZA can grant waivers to add ADUs
 - BPA for ADUs not subj to notificn / review per 311
 - E.G.: 2500 SF lot

1.2 FAR =	3000 SF
ADU #1 =	1200

4200 → 1.68 FAR	
ADU #2 =	1200

5400 → 2.16 FAR	
ADU #3 =	1200

6000 → 2.60 FAR	
 - Repair & re-use existing housing (Green!)
 - = Lauren Petty – Affordable housing
 - Jonathan Moftakar – Opposition

- Michael Coridy – Opposition
 - Speaker – Opposition
 - Laura Foote – Housing production
 - Steven Buss – Opposition
 - Seth Brookshire – Build housing
 - Timothy Ryker – Opposition
 - Dan Calvuuchi – Opportunities lost
 - Leo Cassidy – Long range planning and long-range vision
 - = Georgia Schuttish – Concerns and issues
 - Speaker – Opposition, stay out of my house
 - Christopher Peterson – Primary concerns
 - + Bridgette Duffy – Living smaller
 - James Nunemacher – Table the legislation
 - Michael Cassidy – Total attack on families B.S. Politics
 - Ron Miguel – Anti-housing legislation
 - Ryan Patterson – Private property taking
 - = Eileen Boken – Issues and concerns
 - Gary Gee – Challenged by legislation
 - = Sean Kiegran – Committed to get this right
 - Alice Barkley – Focus on what the objective is
- Reviewed and Commented

ACTION:

ADJOURNMENT 2:45 PM
ADOPTED JULY 11, 2019