

File No. 230374 Committee Item No. 5  
Board Item No. \_\_\_\_\_

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date July 17, 2023

Board of Supervisors Meeting Date \_\_\_\_\_

**Cmte Board**

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Resolution                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/> | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Application                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Public Correspondence                        |

**OTHER (Use back side if additional space is needed)**

- |                                     |                          |                                   |
|-------------------------------------|--------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Referral BIC 041123</u>        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Referral CEQA 041123</u>       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>CEQA Determination 042123</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>BIC Transmittal 062023</u>     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Referral CEQA PC 052223</u>    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>CEQA Determination 060123</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Hearing Notice 061223</u>      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PC Transmittal 060923</u>      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Melgar Comm Rpt 070523</u>     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>No Comm Rpt 071123</u>         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Melgar Comm Rpt Req 071323</u> |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                             |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                             |

Completed by: Erica Major Date July 13, 2023  
Completed by: Erica Major Date \_\_\_\_\_

1 [Building Code - Streamlining Site Permit Review]

2

3 **Ordinance amending the Building Code to outline the site permit application process,**  
4 **and define and limit the scope of Building Official review of site permits, and require**  
5 **requiring simultaneous interdepartmental review of electronically submitted**  
6 **applications for site permits; and affirming the Planning Department’s determination**  
7 **under the California Environmental Quality Act.**

8 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
9 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
10 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
11 **Board amendment additions** are in double-underlined Arial font.  
12 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
13 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
14 subsections or parts of tables.

15 Be it ordained by the People of the City and County of San Francisco:

16 Section 1. Findings.

17 (a) The Planning Department has determined that the actions contemplated in this  
18 ordinance comply with the California Environmental Quality Act (California Public Resources  
19 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
20 Supervisors in File No. 230374 and is incorporated herein by reference. The Board affirms  
21 this determination.

22 (b) On June 13, 2023, at a duly noticed public hearing, the Building Inspection  
23 Commission considered this ordinance in accordance with Charter Section D3.750-5 and  
24 Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building  
25 Inspection Commission regarding the Commission’s recommendation is on file with the Clerk  
of the Board of Supervisors in File No. 230374.

1 (c) No local findings are required under California Health and Safety Code Section  
2 17958.7 because the amendments to the Building Code contained in this ordinance do not  
3 regulate materials or manner of construction or repair, and instead relate in their entirety to  
4 administrative procedures for implementing the code, which are expressly excluded from the  
5 definition of a “building standard” by California Health and Safety Code Section 18909(c).

6  
7 Section 2. The Building Code is hereby amended by revising Section 106A.3.4, to read  
8 as follows:

9 **106A.3.4 General Permit Procedures.~~Architect or engineer of record.~~**

10 **106A.3.4.1 Architect or engineer of record.~~General.~~** When it is required that documents  
11 be prepared by an architect or engineer, the building official may require the owner to engage  
12 and designate on the building permit application an architect or engineer who shall act as the  
13 architect or engineer of record. If the circumstances require, the owner may designate a  
14 substitute architect or engineer of record who shall perform all of the duties required of the  
15 original architect or engineer of record. The building official shall be notified in writing by the  
16 owner if the architect or engineer of record is changed or is unable to continue to perform the  
17 duties.

18 The architect or engineer of record shall be responsible for reviewing and  
19 coordinating all submittal documents prepared by others, included deferred submittal items,  
20 for compatibility with the design of the building.

21 **106A.3.4.2 Site permit.** For any work or project for new construction, major alterations, or  
22 otherwise requiring plan review or entitlement by the Planning Department, the property owner or  
23 owner’s agent may apply for a A site permit. The site permit shall be issued by the Building Official  
24 after the Planning Department completes its review and has issued any required authorizations,  
25 approvals, or certifications required by the project under the Planning Code, and after the Building

1 Official completes the review outlined in subsection 106A.3.4.2.2. No construction work shall be done  
2 under the site permit. Construction may proceed after the appropriate addenda have been issued  
3 pursuant to subsection 106A.3.4.2.3. ~~may be issued for the construction or major alteration, as that~~  
4 ~~term is defined by the Building Official, of a building or structure upon approval of preliminary~~  
5 ~~drawings and before the entire working drawings and specifications of the building or structure have~~  
6 ~~been completed and submitted for approval.~~

7 **106A.3.4.2.1 Contents of site permit application.** The site permit application shall consist of:

8 1. **Completed form.** The completed application form, pursuant to section 106A.3.1.

9 2. **Preliminary plans and drawings.**

10 a. **Architectural Plans.** Architectural plans that include plot plan, floor plans  
11 (existing and new), sections, and elevations to describe the general scope of work. Submit two sets if  
12 applying in paper format.

13 b. **Structural Design Criteria Document.** For projects subject to Structural Design  
14 Review, see Administrative Bulletin 082 as may be amended from time to time. If applying in paper  
15 format, the site permit application shall include two sets of the Structural Design Criteria Documents.

16 c. **Green Building Submittal.** For projects subject to green building regulations, the  
17 application shall include the information required under Administrative Bulletin 093 as may be  
18 amended from time to time.

19 3. **Information required for site permit review.** The following shall be included for site  
20 permit review:

21 a. **Building Information and Data.** Sufficient information to establish that the  
22 project meets minimum standards for the scope of work, use and occupancy group classifications,  
23 construction type, number of stories, and basements, height, and sprinkler provisions.

24 b. **Allowable Height, Story, and Area.** Tabulation of the actual and allowable  
25 height, story, and area, with computations to document analysis, including sprinkler and area

1 modification provisions where applicable. For new buildings, tabulation of the gross area for all  
2 basements and stories individually, and a summation of the total building area. For alterations with  
3 vertical and/or horizontal additions, tabulation of the gross area for the existing building and for the  
4 additional area (or reduced area). Values for all basements and stories shall be provided individually.  
5 summation of the total building area.

6 c. Exterior Wall and Opening Protection. A plot plan locating the building, and  
7 adjoining properties and buildings, and public ways. Location and dimension of property lines, both  
8 real and assumed in cases of two or more buildings on the same lot regulated as separate buildings.

9 d. Means of Egress. Occupant loads and analysis of the Means of Egress system,  
10 including diagonal dimensions of spaces requiring two or more exits and the exit separation  
11 distances, and diagonal dimensions of each story or portion thereof requiring two or more exits and the  
12 exit separation distances. From the most remote point in a story or portion thereof to an exit, exit  
13 access travel distances must be documented. Where applicable, the common path of egress travel  
14 distance from the most remote point in a space, in a story or portion thereof, must be documented.  
15 Travel distances shall be measured rectilinearly at right angles except where the direction of travel is  
16 guided by walls or other permanent architectural features.

17 e. Slope Protection Act Checklist. Projects located in areas subject to the  
18 Slope Protection Act, Section 106A.4.1.1, shall submit the information required by Section  
19 106A.4.1.4.4.

20 4. Fees. Such preliminary drawings and specifications shall clearly indicate the nature,  
21 character and extent of the work proposed. The application procedure shall comply with Sections  
22 106A.1 through 106A.4 except for the completeness of plans. The permit issuance fees and plan  
23 review fees shall be as set forth in Section 110A, Table 1A-A – Building Permit Fees, and  
24 Table 1A-B – Other Building Permit and Plan Review Fees, and shall be calculated on the  
25 basis of the total valuation of the work. ~~No construction work shall be done under the site permit.~~

1 ~~Construction may proceed after the appropriate addenda have been issued. In no case shall~~  
2 ~~construction exceed the scope of the issued addenda.~~

3 **106A.3.4.2.2 Scope of site permit review.** The purpose of a site permit is to allow the  
4 Department to review the preliminary conceptual and schematic designs of proposed construction  
5 while the Planning Department completes its review and issues any required approvals or  
6 authorizations under the Planning Code. To expedite the permit review process for electronically  
7 submitted site permit applications, the Department shall distribute the site permit to the Planning  
8 Department, Fire Department, and any other department that may need to review the site permit such  
9 that all interdepartmental review of electronically submitted applications is conducted  
10 simultaneously.

11 The scope of review of the site permit is limited. The Building Official reviews the site permit to  
12 assure that there are no major issues with the proposed construction that need resolution before  
13 proceeding to detailed design of a code-complying structure. There is no detailed plan review required  
14 at the time of site permit review, nor shall a site permit be withheld in order to conduct detailed plan  
15 review. Detailed review of plans, along with any associated revisions, modifications, or comments, will  
16 be conducted during addendum review after the site permit is issued.

17 **106A.3.4.2.3 Addenda to site permits.** The ~~S~~site ~~P~~permit must be issued prior to submittal  
18 of ~~the~~ the first addendum. Plans for construction may be divided and submitted in accordance  
19 with an addenda schedule submitted on the site permit drawings or on the first addendum  
20 drawings. See Section 110A, Table 1A-B – Other Building Permit and Plan Review Fees – for  
21 applicable fee.

22 The holder of such permit and addenda shall proceed with approved addenda work  
23 at the permittee's own risk, without assurance that approvals for the remaining addenda or for  
24 the entire building or structure will be granted.

1           Each addendum must be approved and issued before work shown on that addendum  
2 may commence. The time allowed for review, approval, and issuance of all addenda is  
3 governed by the maximum time allowed per Section 106A.4.4 and Table B – Maximum Time  
4 Allowed to Complete All Work Authorized by Building Permit. The extension times may be  
5 applied upon payment of a fee per Section 110A, Table 1A-J – Miscellaneous Fees. If all  
6 required addenda are not approved and issued by the maximum time allowed, the site permit,  
7 all previously approved addenda, and all remaining addenda shall be deemed to be canceled.  
8 When a site permit has been canceled, an alteration work application shall be required to  
9 resume processing. The provisions of Section 107A.3.3 shall apply to such alteration work  
10 application.

11  
12           Section 3. Effective Date. This ordinance shall become effective 30 days after  
13 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
14 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
15 of Supervisors overrides the Mayor’s veto of the ordinance.

16  
17           Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
18 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
19 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
20 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

21     ///  
22     ///  
23     ///  
24     ///

25

1 additions, and Board amendment deletions in accordance with the “Note” that appears under  
2 the official title of the ordinance.

3

4 APPROVED AS TO FORM:  
5 DAVID CHIU, City Attorney

6 By:     /s/ Robb Kapla      
7       ROBB KAPLA  
8       Deputy City Attorney

9 n:\legana\as2023\2300268\01689128.docx

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25



**REVISED LEGISLATIVE DIGEST**  
(Amended in Committee, 7/10/2023)

[Building Code - Streamlining Site Permit Review]

**Ordinance amending the Building Code to outline the site permit application process, and define and limit the scope of Building Official review of site permits, and require; requiring simultaneous interdepartmental review of electronically submitted applications for site permits; and affirming the Planning Department’s determination under the California Environmental Quality Act.**

Existing Law

Section 106A.3.4.2 of San Francisco Building Code allows project proponents to seek a site permit as the initial building permit for a project. Section 106A.3.4.2 provides the general contours of site permit application and review, including that the applicant submits the standard building application information along with preliminary drawings, that the Building Official reviews the preliminary drawings for major health and safety issues, and that no construction is allowed until the applicable addendum to the site permit is issued. The specific procedures for site permit review and processing are not in Section 106A.3.4.2 and are instead located in Administrative Bulletin 032.

Amendments to Current Law

The Proposed Legislation would codify the site permit application and review process by outlining what information is required in the application, clarifying the purpose of the site permit, defining and limiting the scope of Building Official review, and mandating simultaneous review of electronically submitted applications. Specifically, the Proposed Legislation requires a site permit application comply with Section 106A.3.1; include preliminary architectural plans and, where necessary, structural design, green building, and slope protection act information; and provide sufficient information for the Building Official to evaluate the building occupancy, size, floor plans, and means of egress.

The Proposed Legislation defines the site permit as representing the completion of review by the Planning Department—including any authorizations, approvals, variances, or entitlements required under the Planning Code—and the Building Official’s determination—in consultation with the Fire Department and any other department with jurisdiction over the proposed project—that the project has no major health or safety issues that preclude proceeding to detailed design at the addenda stage. Regarding the scope of site permit review, the Proposed Legislation limits the Building Official’s review to evaluating the application materials for major health and safety issues and determining whether the project may proceed to detailed design in the addenda stage. Additionally, the Proposed Legislation would mandate distributing electronically submitted site permit applications to all City departments with

FILE NO. 230374

jurisdiction over the site permit so that interdepartmental review can be conducted simultaneously.

n:\legana\as2023\2300268\01689717.docx

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

---

---


## MEMORANDUM

---

---

Date: April 10, 2023  
To: Planning Department/Commission  
From: Erica Major, Clerk of the Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 230374  
Building Code - Streamlining Site Permit Review

---

- California Environmental Quality Act (CEQA) Determination *(California Public Resources Code, Sections 21000 et seq.)* Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.  
 Ordinance / Resolution  
 Ballot Measure  
04/21/2023 
- Amendment to the Planning Code, including the following Findings:  
*(Planning Code, Section 302(b): 90 days for Planning Commission review)*  
 General Plan     Planning Code, Section 101.1     Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning  
*(Board Rule 3.23: 30 days for possible Planning Department review)*
- General Plan Referral for Non-Planning Code Amendments  
*(Charter, Section 4.105, and Administrative Code, Section 2A.53)*  
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission  
 Landmark *(Planning Code, Section 1004.3)*  
 Cultural Districts *(Charter, Section 4.135 & Board Rule 3.23)*  
 Mills Act Contract *(Government Code, Section 50280)*  
 Designation for Significant/Contributory Buildings *(Planning Code, Article 11)*

Please send the Planning Department/Commission recommendation/determination to Erica Major at [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org).



## BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

49 South Van Ness Avenue, 5<sup>th</sup> Floor San Francisco, California 94103

Voice (628) 652 -3510

June 20, 2023

London N. Breed  
Mayor

### COMMISSION

Raquel Bito  
President

Jason Tam  
Vice-President

Alysabeth  
Alexander-Tut  
Bianca Neumann  
Earl Shaddix  
Angie Sommer

Ms. Angela Calvillo  
Clerk of the Board  
Board of Supervisors, City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4694

Dear Ms. Calvillo:

**RE: File No. 230374**

Sonya Harris  
Secretary

Monique Mustapha  
Asst. Secretary

Patrick O'Riordan,  
C.B.O., Director

**Ordinance amending the Building Code to outline the site permit application process, define and limit the scope of Building Official review of site permits, and require simultaneous interdepartmental review of site permits; and affirming the Planning Department's determination under the California Environmental Quality Act.**

The Code Advisory Committee (CAC) considered this Ordinance on May 24, 2023. The CAC voted unanimously to recommend that the Building Inspection Commission (BIC) recommend approval of this Ordinance with 5 modifications:

- 1) Concurrent review of Site Permits with all other departments
- 2) Provide an accessible path of travel from public transit to the building entrance
- 3) Provide slope protection act checklist when required by site location
- 4) Provide fire department access to the site and fire flow documentation
- 5) On page 3, line 22, strike out meets minimum standards and replace with "is generally consistent with code requirements"

The Building Inspection Commission met and held a public hearing on June 13, 2023 regarding the proposed amendments to the Building Code contained in Board File No. 230374. The Commissioners voted unanimously to **recommend approval of the ordinance, if modified**. The BIC recommends the following modifications:

Department of Building Inspection staff's recommended amendments:

1. In Section 106A.3.4.2 Site permit, require concurrent review of the site permit application while Planning Department completes its entitlement review, and concurrent issuance when Planning Department issues any required authorizations, approvals or certifications required under the Planning Code.

2. Remove Section 106A.3.4.2.1 Contents of site permit application and Section 106A.3.4.2.2 Scope of site permit review.

Include Code Advisory Committee modifications #1, #3, and #4. Include CAC modification #5 by revising the language to read "Meets minimum Code standards as outlined in AB-32". (See above for description of the recommendations.)

President Bito	Yes
Vice-President Tam	Yes
Commissioner Neumann	Yes
Commissioner Alexander-Tut	Excused
Commissioner Shaddix	Yes
Commissioner Sommer	Yes

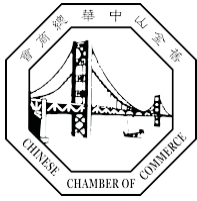
Should you have any questions, please do not hesitate to call me at (628) 652-3510.

Sincerely,



Sonya Harris  
Commission Secretary

cc: Patrick O'Riordan, Director  
Mayor London N. Breed  
Supervisor Ahsha Safai  
Supervisor Myrna Melgar  
Board of Supervisors



# CHINESE CHAMBER OF COMMERCE

730 Sacramento Street, San Francisco, CA 94108

(415) 982-3000

Fax: (415) 982-4720

June 8, 2023

To the San Francisco Board of Supervisors,

We are writing in strong support of the proposed ordinance sponsored by Supervisors Safai and Melgar (**File No. 230374** - Building Code - Streamlining Site Permit Review) that will amend the Building Code to define and limit the scope of the Building Official's review of site permits and require simultaneous interdepartmental review of site permits.

We believe this legislation will make it easier for our community members to open a business. This legislation will greatly reduce the amount of time it will take for a small business to open by removing redundant and unnecessary city plan reviews. Right now, it takes months and even years for a small business owner to get approval from the city's plan review process – especially if we need to submit a planning department application. Meanwhile, until the city finishes its review, we are paying rent, utilities, and insurance for months on vacant space we can't occupy or use. This system makes no sense and needs to be reformed.

We are grateful to Supervisor Safai and Melgar for their leadership on this important issue. This legislation will likely increase occupancy in Chinatown, reduce the amount of time storefronts stay vacant, and improve our small business climate so making it easier to open a business, all without sacrificing public safety or good design.

City government should do everything possible to encourage entrepreneurs – especially immigrants, especially communities of color - to open small businesses. You shouldn't have to hire a permit expeditor or have a PH. D in economics to navigate the city permit services.

Thank you for your consideration.

Sincerely,

President

CC:

Mayor London Breed

Supervisor Connie Chan

Supervisor Catherine Stefani

Supervisor Joel Engardio

Supervisor Matt Dorsey

Supervisor Rafael Mandelman

Supervisor Shamann Walton

Supervisor Hillary Ronen

Supervisor Aaron Peskin

Supervisor Dean Preston

Supervisor Ahsha Safai

Supervisor Myrna Melgar

**From:** [Raina Christeson](#)  
**To:** [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)  
**Cc:** [Alex Bastian](#); [Major, Erica \(BOS\)](#)  
**Subject:** Letter of Support for Proposed Ordinance No. 230374  
**Date:** Tuesday, June 13, 2023 11:38:36 AM  
**Attachments:** [Outlook-ocsgas13.png](#)  
[Hotel Council of San Francisco Supports Proposed Ordinance to Amend Building Code.docx](#)

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors Melgar, Preston, and Peskin,

Please see the attached letter of support from President and CEO of the Hotel Council of San Francisco, Alex Bastian, for the proposed Ordinance No. 230374 to amend the building code. We believe the proposed ordinance will help to enliven downtown and promote economic recovery.

Thank you for your consideration.

Best,  
Raina

  
**Hotel Council**  
OF  
SAN FRANCISCO  
**Raina Christeson**  
*Pronouns: she/her/they/them*  
Administrative Intern  
[Hotel Council of San Francisco](#)



San Francisco Board of Supervisors  
Land Use and Transportation Committee  
San Francisco City Hall  
1 Dr. Carlton B. Goodlett Place

Dear Supervisors Melgar, Preston, and Peskin,

On behalf of the Hotel Council of San Francisco, I offer our full support for the proposed ordinance that will amend the Building Code to (1) define and limit the scope of the Building Official's review of site permits, (2) require simultaneous interdepartmental review of site permits, and (3) affirm the Planning Department's determination under the California Environmental Quality Act (CEQA). This will allow for a streamlined process for site permit issuance, placing limits on the design review required before a site permit is granted.

San Francisco is currently the slowest jurisdiction in the state in getting projects entitled. Passing this ordinance is critical to restoring owner and developer confidence in our city and encouraging more development and project starts. Importantly, it will increase the efficiency of development projects at all affordability levels without lowering the bar on standards for approval.

Increased flexibility can be a catalyst for drawing more people and business downtown, as it can help vacancies fill up faster for a diversity of uses. Additional flexibility also impacts what owners can do with their buildings and affects the assessed values of their properties. These values have a momentous impact on our city budget, impacting our ability to provide much-needed services for our residents and workers. Now more than ever, we need to work together to restore confidence in our city and encourage development that benefits all of us. We cannot do this without streamlining bureaucracy and increasing the efficiency of our permitting process.

At this juncture in time, passing this ordinance is critical to getting our city back on its feet and restoring the confidence of our business community and our residents. For the sake of our community and our city, I urge you to pass the proposed ordinance to amend the Building Code.

Respectfully,

A handwritten signature in blue ink, appearing to read "Alex Bastian".

Alex Bastian  
President & CEO, Hotel Council of San Francisco



**From:** [Thomas Schuttish](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [O'Riordan, Patrick \(DBI\)](#); [Pereira, Neville \(DBI\)](#); [Christensen, Michael \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Buckley, Jeff \(BOS\)](#); [Low, Jen \(BOS\)](#); [Souza, Sarah \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#)  
**Subject:** Board File No. 230374 (to be heard at LUT sometime in July)  
**Date:** Wednesday, June 14, 2023 4:53:40 PM  
**Attachments:** [Letter on Board File No. 230374.pdf](#)

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Major:

Good afternoon.

I am sending this to you and the Supervisors and other officials and staff a little early.

But as I may not be able to send it in July when it will be heard at the LUT, I am jumping ahead a little bit.

Take care and have a good Summer.

Sincerely,

Georgia Schuttish

June 14, 2023  
Supervisor Melgar  
Supervisor Preston  
President Peskin  
Land Use and Transportation Committee

VIA EMAIL

Dear Supervisors Melgar and Preston and President Peskin:

Yesterday the BIC approved **Board File No. 230374**, “Streamlining Site Permit Review” as proposed by Supervisors Melgar and Safai.

When the LUT meets in July to review this proposed Ordinance, please amend the proposal to include *requiring* the **Planning Code Section 317 Demolition Calculations (Demo Calcs)** on the Site Permit application for those projects proposing major alteration to an existing building in the residential districts.

These **Calcs** are shown in two ways: Illustrated on the plans showing what is to be retained and what is to be removed from the building; and in a Matrix confirming the values in **Planning Code Section 317** (b)(2)(B) and (b)(2)(C) are not exceeded.

This is currently part of Site Permit process. It is not part of the Addenda process.

Why do I suggest this be a requirement for the reform:

1. Requiring correct and accurate **Demo Calcs** confirm the scope of a project.
2. It will speed up Planning Department review if the accurate **Demo Calcs** are on the plans when submitted. Often times the Planners need to write at least one PCL (historically an NOPDR) and sometime more than one to elicit the correct **Demo Calcs** from a project sponsor. If project sponsors want a speedy process, it is a two way street and critical information should be provided upfront by the Applicant.
3. The Planning Department is apparently working on a reform of the Site Permit process as was discussed at the Joint Hearing with the BIC and Planning on May 11th. If ultimately Planning runs the Site Permit process or DBI runs it, it doesn't matter who is in charge if there is concurrent review by everyone. But for proper review by the Planning Department to occur under any concurrent review, the correct and accurate **Demo Calcs** need to be submitted at the outset of the process.

I spoke at the Code Advisory Committee meeting on May 24 and made a similar suggestion as I have at the previous two meetings.

At the CAC, a member said this was a Planning Department issue. While **Section 317** lives in the Planning Code and while I understand that this proposed Ordinance deals with speeding up the Site Permit Review process under the Building Code and under the purview of DBI, if the intention is to do concurrent review with all the Departments why not put this in this requirements now?

Architects are very smart people. They should be able to do accurate and correct **Demo Calcs** as part of the requirements for Alteration projects they are designing, especially those with major or extreme Alterations. (i.e. Vertical Expansions, etc).

Apparently Blue Beam can be used to create accurate **Demo Calcs**. (Planning Enforcement Staff uses it to confirm when an Alteration is beyond scope and has become a Demolition).

Please amend the proposed Ordinance to include this suggestion about the **Demo Calcs** or at least have a discussion about it with Director O’Riordan and/ or Mr. Periera or Mr. Starr or Mr. Christensen when you hold the hearing in July.

Thank you very much.

Sincerely,

Georgia Schuttish

cc: Supervisor Safai; Director O’Riordan; Mr. Periera, Mr. Christensen, Mr. Starr; Mr. Buckley; Ms. Low; Ms. Major

P.S. Also any numerical calculations relating to the FAR or other requirements under the Central Neighborhoods Large Residence SUD (PC Section 249.92) or other SUDs is also critical information that should be accurate and provided on the plans with the Site Permit Application to make it all as speedy as possible for everyone. It should be a two way street with everyone, Applicants and the City working together.

**From:** [Alex Torres](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Somera, Alisa \(BOS\)](#); [Major, Erica \(BOS\)](#); [Low, Jen \(BOS\)](#)  
**Subject:** Bay Area Council Support of File No. 230374: Ordinance amending the Building Code  
**Date:** Tuesday, June 6, 2023 8:08:39 PM  
**Attachments:** [Bay Area Council BoS Permitting Ordinance SUPPORT Letter.pdf](#)

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good Evening-

On behalf of the Bay Area Council, representing over 300 major employers across the Bay Area, I write today to submit the attached letter from Council President and CEO, Jim Wunderman, alongside CEO of Plant Construction and Bay Area Council Executive Committee Member, Chris Rivielle, in support of support of File No. 230374, the ordinance sponsored by Supervisors Safai and Melgar amending the Building Code to (1) define and limit the scope of the Building Official's review of site permits, (2) require simultaneous interdepartmental review of site permits, and (3) affirm the Planning Department's determination under the California Environmental Quality Act(CEQA).

Additional signatories of this letter include 40 executives from Bay Area employers in multiple sectors including technology, construction, consulting, and legal services.

Should you have any questions on the attached, please reach out.

Thank you,

Alex Torres | Director, State Government Relations | **BAYAREA COUNCIL**  
1215 K Street, Suite 2220 | Sacramento, CA 95814 | Cell- 916-203-0809  
[atorres@bayareacouncil.org](mailto:atorres@bayareacouncil.org) | [www.bayareacouncil.org](http://www.bayareacouncil.org) | twitter: [@bayareacouncil](https://twitter.com/bayareacouncil)



June 6, 2023

San Francisco Board of Supervisors  
Land Use and Transportation Committee.  
San Francisco City Hall  
1 Dr. Carlton B. Goodlett Place

Dear Supervisors Melgar, Preston, and Peskin-

As members of the Bay Area Council, we write in strong support of the proposed ordinance that will amend the Building Code to (1) define and limit the scope of the Building Official's review of site permits, (2) require simultaneous interdepartmental review of site permits, and (3) affirm the Planning Department's determination under the California Environmental Quality Act (CEQA). This will allow for a streamlined process for site permit issuance, placing limits on the design review required before a site permit is granted. A significant amount of construction work is done under site permits in San Francisco, so any streamlining of the permit issuance process will benefit the entire construction and development industry.

Representing over 300 major employers across the Bay Area, the Bay Area Council is an employer sponsored public policy and advocacy organization dedicated to solving our region's most challenging issues and improving the quality of life for everyone who calls this region home.

It is critical that this ordinance becomes law. San Francisco is the slowest jurisdiction in the state in getting projects entitled and a primary contributor to the problem is delayed permit issuance. According to data<sup>1</sup> from the California Department of Housing and Community Development (HCD), San Francisco leads every other jurisdiction in the state by a considerable margin in terms of timeline from submission to entitlement and from entitlement to permitting.

If the measure passes without significant amendment, it will significantly speed up the process. This will encourage more development and increase project

---

<sup>1</sup>HCD's Housing Element Implementation and APR Dashboard (<https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard>)

starts at a time when construction in San Francisco is lagging way behind other major metropolitan areas. It is important to note that passage of this ordinance would not lower the bar on standards for approval in San Francisco. Rather, this will make the process more efficient for the development of projects at all affordability levels that we desperately need.

San Francisco is losing hundreds of millions of dollars in tax from building owners who've lost 50%-90% of their building values in the city. Owner and developer confidence is shattered at the very time we need them the most to get this city going again.

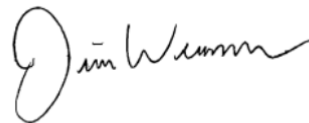
This letter is being shared with hundreds of businesses including subcontractors, developers, building owners, architects, engineers, law firms, insurance companies and consultants who depend on a thriving real estate and construction industry to survive.

For these reasons, we urge your support.

Sincerely,



Chris Rivielle, CEO Plant Construction  
& Executive Committee Member Bay  
Area Council



Jim Wunderman President & CEO,  
Bay Area Council

Signatories in support are as follows:

Lou Vasquez, President, Build SF

Brent Clark, Project Manager, Sares  
Regis Group of Northern California

Capt. Mark Epperson, USN (ret),  
CEO, USS Hornet Museum

Jonathan Fearn, Head of  
Development, Oak Impact Group

Jim Levine, CEO, Montezuma  
Wetlands LLC.

Evette Davis, Owner, BergDavis  
Public Affairs

Jennifer Hernandez, Partner, Holland  
& Knight

Jack Gardner, CEO & Board Chair,  
The John Stewart Company

James F. Ellis, Managing Principal,  
Ellis Partners

Michael Covarrubias, Chairman and  
CEO, TMG Partners

Michael A. Williamson, Shareholder,  
Buchalter

Matthew Englert, Chief Operating  
Officer, Rosendin

Ari Beliak, President and CEO, Merritt  
Community Capital

John Cumbers, Founder & CEO,  
SynBioBeta

Robert Freed, CEO, Summerhill  
Housing Group

Mark D. Lubin, Partner, Lubin Olson &  
Niewiadomski LLP

Robert Nibbi, President and CEO,  
Nibbi Brothers General Contractors

Grace Li, CEO On Lok, Inc.

Chek-Fong Tang, President, Studio T-  
SQ Inc.

Jeffrey Heller, FAIA, Founding  
Principal, Heller Manus Architects

Michael Morris, Director, Financial  
Services, Eisner Advisory Group LLC

Sheryl Reuben, Attorney, Reuben  
Junius & Rose

Stephen L. Gaitley, Managing  
Partner, Woodruff Sawyer

Robert Freed, CEO, SummerHill  
Housing Group

Allen M. Williams, Chairman, Edgett  
Williams Consulting Group

Richard Walker, CEO, XL Industries

Barry DiRaimondo, CEO, Steelwave

Craig S. Shields, P.E., G.E., Principal  
Engineer, Rockridge Geotechnical

Phil Carlevaris, President, Dpw, inc.

Paul O' Neil, Principal, CB Engineers

Sam Jobrani, CFO, SDI Insulation  
Services

John Rally, Principal, Hoem &  
Associates, Inc.

Richard C. Dreyer, Principal, Holmes  
US

Juliana Choy Sommer, President,  
Priority Graphics

Vince Bernacchi, President, Schetter  
Electric

Kem Eva Theilig, President, IN: SITE  
Design Build Assoc, Inc.

Dan Boas, President, Decker Electric  
Co., Inc

R. Gavin Knowles, Principal, Knowles  
Architect Inc.

Jae Shin PE  
President, Ground Control Inc.  
Chris Wright, President, Advance SF

Eric Patterson, Alternative Delivery  
Manager, Kiewit Infrastructure West  
Co.

Robert A. James, Partner, Pillsbury  
Winthrop Shaw Pittman LLP

Dillon Auyoung, Director of  
Government Affairs, San Francisco  
and Northern Peninsula, Comcast  
California

CC:

Supervisor Connie Chan  
Supervisor Catherine Stefani  
Supervisor Joel Engardio  
Supervisor Matt Dorsey  
Supervisor Rafael Mandelman  
Supervisor Shamann Walton  
Supervisor Ahsha Safaí



**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Major, Erica \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** FW: Bay Area Council Support of File No. 230374: Ordinance amending the Building Code  
**Date:** Wednesday, June 7, 2023 4:49:49 PM  
**Attachments:** [Bay Area Council BoS Permitting Ordinance SUPPORT Letter.pdf](#)

---

Hello,

Please see below and attached for communication from the Bay Area Council regarding File No. 230374.

**File No. 230374** - Building Code - Streamlining Site Permit Review

Sincerely,

**Joe Adkins**  
**Office of the Clerk of the Board**  
**San Francisco Board of Supervisors**  
**1 Dr. Carlton B. Goodlett Place, Room 244**  
**San Francisco, CA 94102**  
**Phone: (415) 554-5184 | Fax: (415) 554-5163**  
[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

---

**From:** Alex Torres <Atorres@bayareacouncil.org>  
**Sent:** Tuesday, June 6, 2023 8:08 PM  
**To:** Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>  
**Subject:** Bay Area Council Support of File No. 230374: Ordinance amending the Building Code

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good Evening-

On behalf of the Bay Area Council, representing over 300 major employers across the Bay Area, I write today to submit the attached letter from Council President and CEO, Jim Wunderman, alongside CEO of Plant Construction and Bay Area Council Executive Committee Member, Chris Rivielle, in support of support of File No. 230374, the ordinance sponsored by Supervisors Safai and Melgar amending the Building Code to (1) define and limit the scope of the Building Official's review of site permits, (2) require simultaneous interdepartmental review of site permits, and (3) affirm the Planning Department's determination under the California Environmental Quality Act(CEQA).

Additional signatories of this letter include 40 executives from Bay Area employers in multiple sectors including technology, construction, consulting, and legal services.

Should you have any questions on the attached, please reach out.

Thank you,

Alex Torres | Director, State Government Relations | **BAYAREA COUNCIL**

1215 K Street, Suite 2220 | Sacramento, CA 95814 | Cell- 916-203-0809

[atorres@bayareacouncil.org](mailto:atorres@bayareacouncil.org) | [www.bayareacouncil.org](http://www.bayareacouncil.org) | twitter: [@bayareacouncil](https://twitter.com/bayareacouncil)



June 6, 2023

San Francisco Board of Supervisors  
Land Use and Transportation Committee.  
San Francisco City Hall  
1 Dr. Carlton B. Goodlett Place

Dear Supervisors Melgar, Preston, and Peskin-

As members of the Bay Area Council, we write in strong support of the proposed ordinance that will amend the Building Code to (1) define and limit the scope of the Building Official's review of site permits, (2) require simultaneous interdepartmental review of site permits, and (3) affirm the Planning Department's determination under the California Environmental Quality Act (CEQA). This will allow for a streamlined process for site permit issuance, placing limits on the design review required before a site permit is granted. A significant amount of construction work is done under site permits in San Francisco, so any streamlining of the permit issuance process will benefit the entire construction and development industry.

Representing over 300 major employers across the Bay Area, the Bay Area Council is an employer sponsored public policy and advocacy organization dedicated to solving our region's most challenging issues and improving the quality of life for everyone who calls this region home.

It is critical that this ordinance becomes law. San Francisco is the slowest jurisdiction in the state in getting projects entitled and a primary contributor to the problem is delayed permit issuance. According to data<sup>1</sup> from the California Department of Housing and Community Development (HCD), San Francisco leads every other jurisdiction in the state by a considerable margin in terms of timeline from submission to entitlement and from entitlement to permitting.

If the measure passes without significant amendment, it will significantly speed up the process. This will encourage more development and increase project

---

<sup>1</sup>HCD's Housing Element Implementation and APR Dashboard (<https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard>)

starts at a time when construction in San Francisco is lagging way behind other major metropolitan areas. It is important to note that passage of this ordinance would not lower the bar on standards for approval in San Francisco. Rather, this will make the process more efficient for the development of projects at all affordability levels that we desperately need.

San Francisco is losing hundreds of millions of dollars in tax from building owners who've lost 50%-90% of their building values in the city. Owner and developer confidence is shattered at the very time we need them the most to get this city going again.

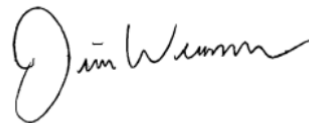
This letter is being shared with hundreds of businesses including subcontractors, developers, building owners, architects, engineers, law firms, insurance companies and consultants who depend on a thriving real estate and construction industry to survive.

For these reasons, we urge your support.

Sincerely,



Chris Rivielle, CEO Plant Construction  
& Executive Committee Member Bay  
Area Council



Jim Wunderman President & CEO,  
Bay Area Council

Signatories in support are as follows:

Lou Vasquez, President, Build SF

Brent Clark, Project Manager, Sares  
Regis Group of Northern California

Capt. Mark Epperson, USN (ret),  
CEO, USS Hornet Museum

Jonathan Fearn, Head of  
Development, Oak Impact Group

Jim Levine, CEO, Montezuma  
Wetlands LLC.

Evette Davis, Owner, BergDavis  
Public Affairs

Jennifer Hernandez, Partner, Holland  
& Knight

Jack Gardner, CEO & Board Chair,  
The John Stewart Company

James F. Ellis, Managing Principal,  
Ellis Partners

Michael Covarrubias, Chairman and  
CEO, TMG Partners

Michael A. Williamson, Shareholder,  
Buchalter

Matthew Englert, Chief Operating  
Officer, Rosendin

Ari Beliak, President and CEO, Merritt  
Community Capital

John Cumbers, Founder & CEO,  
SynBioBeta

Robert Freed, CEO, Summerhill  
Housing Group

Mark D. Lubin, Partner, Lubin Olson &  
Niewiadomski LLP

Robert Nibbi, President and CEO,  
Nibbi Brothers General Contractors

Grace Li, CEO On Lok, Inc.

Chek-Fong Tang, President, Studio T-  
SQ Inc.

Jeffrey Heller, FAIA, Founding  
Principal, Heller Manus Architects

Michael Morris, Director, Financial  
Services, Eisner Advisory Group LLC

Sheryl Reuben, Attorney, Reuben  
Junius & Rose

Stephen L. Gaitley, Managing  
Partner, Woodruff Sawyer

Robert Freed, CEO, SummerHill  
Housing Group

Allen M. Williams, Chairman, Edgett  
Williams Consulting Group

Richard Walker, CEO, XL Industries

Barry DiRaimondo, CEO, Steelwave

Craig S. Shields, P.E., G.E., Principal  
Engineer, Rockridge Geotechnical

Phil Carlevaris, President, Dpw, inc.

Paul O' Neil, Principal, CB Engineers

Sam Jobrani, CFO, SDI Insulation  
Services

John Rally, Principal, Hoem &  
Associates, Inc.

Richard C. Dreyer, Principal, Holmes  
US

Juliana Choy Sommer, President,  
Priority Graphics

Vince Bernacchi, President, Schetter  
Electric

Kem Eva Theilig, President, IN: SITE  
Design Build Assoc, Inc.

Dan Boas, President, Decker Electric  
Co., Inc

R. Gavin Knowles, Principal, Knowles  
Architect Inc.

Jae Shin PE  
President, Ground Control Inc.  
Chris Wright, President, Advance SF

Eric Patterson, Alternative Delivery  
Manager, Kiewit Infrastructure West  
Co.

Robert A. James, Partner, Pillsbury  
Winthrop Shaw Pittman LLP

Dillon Auyoung, Director of  
Government Affairs, San Francisco  
and Northern Peninsula, Comcast  
California

CC:

Supervisor Connie Chan  
Supervisor Catherine Stefani  
Supervisor Joel Engardio  
Supervisor Matt Dorsey  
Supervisor Rafael Mandelman  
Supervisor Shamann Walton  
Supervisor Ahsha Safaí

Member, Board of Supervisors  
District 7



City and County of San Francisco

**MYRNA MELGAR**

---

DATE: July 12, 2023

TO: Angela Calvillo  
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee  
COMMITTEE REPORTS

---

A handwritten signature in blue ink, appearing to be "MM", located to the right of the "TO:" field.

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, July 18, 2023, as Committee Reports:

**File No. 230770**

**Administrative Code - Government Regulated Rents**

Sponsors: Preston; Walton and Chan

Ordinance amending the Administrative Code to provide that tenant-occupied units in buildings that will be receiving either low-income housing tax credits or tax-exempt multifamily revenue bonds shall remain subject to the Rent Ordinance, as long as any of the existing tenants continue to reside in the unit, or unless all the tenants in the unit agree otherwise in writing; and for any such units that may have previously become exempt from the Rent Ordinance since 2018, restoring rents to the levels allowed had the Rent Ordinance continuously applied.

**File No. 230690**

**Planning Code - Landmark Designation - Parkside Branch Library**

Sponsor: Engardio

Ordinance amending the Planning Code to designate Parkside Branch Library, situated within McCoppin Square Park, 1200 Taraval Street, a portion of Assessor's Parcel Block No. 2351, Lot No. 001, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Historic Preservation Commission)

**File No. 230732**

**Planning and Building Codes - Commercial to Residential Adaptive Reuse and Downtown Economic Revitalization**

Sponsors: Mayor; Peskin

Ordinance amending the Planning Code to 1) facilitate residential uses Downtown by authorizing the conversion of non-residential uses to residential use in C (Commercial) zoning districts, and exempting such projects from requirements for rear yard, open space, streetscape

## COMMITTEE REPORTS MEMORANDUM

Land Use and Transportation Committee

Page 2 of 3

improvements, dwelling unit exposure, off-street freight loading, curb cuts for vehicular access, bike parking, transportation demand management, dwelling unit mix, and Intermediate Length Occupancy controls, permitting live work units in such project, streamlining administrative approvals for projects in the C-3 zoning district, and modifying the dimensional limits on exemptions to height restrictions for mechanical equipment, elevator, stair, and mechanical penthouses; 2) economically revitalize Downtown by adding Flexible Workspace as a defined use, authorizing large scale retail uses in the C-3 zoning district, allowing window displays in the C-3 zoning district, allowing Flexible Workspace as an active ground floor commercial use along certain street frontages in C-3 zoning districts, allowing accessory storage in any C zoning district, allowing the temporary installation for 60 days of certain signs in the C-3-R district, allowing temporary non-residential uses in vacant spaces for up to one year, including formula retail, reducing density limits for Residential Dwelling Units and Senior Housing in the C-2 zoning districts east of or fronting Franklin Street/13th Street and north of Townsend Street, principally permitting Laboratory, Life Science, Agricultural and Beverage Processing, and Animal Hospitals in C-2 zoning districts, principally permitting Senior Housing, Residential Care Facilities, Outdoor Entertainment, Open Recreation Areas, Animal Hospitals, and Trade Schools in the C-3 zoning district, allowing formula retail as a ground floor use on Market Street, principally permitting office and design professional uses on the second floor and higher in the C-3-R zoning district, and requiring consideration of office vacancy in consideration of granting exceptions in the Transit Center Commercial Special Use District; 3) streamline sign permitting citywide and in the C-3 and portions of the C-2 districts by allowing for the repair and rehabilitation of certain neon signs, and exempting existing business signs in the C-3 zoning district from certain zoning controls; 4) streamline Historic Preservation review of administrative certificates of appropriateness, and minor permits to alter for awnings, and Qualifying Scopes of Work, as may be delegated by the Historic Preservation Commission; 5) increase threshold for large projects subject to commercial to residential ratios in the C-3-O district, and provide alternatives to on-site open space in certain C-3 districts by allowing for payment of an in lieu fee as an alternative to providing open space; 6) facilitate residential adaptive reuse by amending the Building Code to add standards for adaptive reuse of non-residential buildings; and 7) principally permit formula retail and waive size limitations for such uses on a portion of Showplace Square Area (555-9th Street, Assessor's Parcel Block No. 3781, Lot No. 003); 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

\*\*

**File No. 230745**

### **Building, Planning Codes - Existing Awning Amnesty Program**

Sponsors: Mayor; Peskin and Stefani

Ordinance amending the Building and Planning Codes to create a temporary amnesty program for unpermitted awnings that streamlines the application process to legalize awnings, waives applicable fees, and confers legal nonconforming status for awnings and signs that do not comply with the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency



**COMMITTEE REPORTS MEMORANDUM**

Land Use and Transportation Committee

Page 3 of 3

with the General Plan and the eight priority policies of Planning Code Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code Section 302.

**File No. 230374**

**Building Code - Streamlining Site Permit Review**

Sponsors: Safai; Melgar

Ordinance amending the Building Code to outline the site permit application process, and define and limit the scope of Building Official review of site permits; requiring simultaneous interdepartmental review of electronically submitted applications for site permits; and affirming the Planning Department's determination under the California Environmental Quality Act.

\*\*

**File No. 230026**

**Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District**

Sponsors: Melgar; Engardio

Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize the greater of up to four units or one unit per 1,000 square feet of lot area on individual lots in the RH (Residential, House) District, the greater of up to twelve units or one unit per 1,000 square feet of lot area on three merged lots and the greater of up to eight units or one unit per 1,000 square feet of lot area on two merged lots in RH-1 (Residential, House: One Family) districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard requirements, conditional use authorizations, and neighborhood notification requirements; 4) the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) the Zoning Map to show the Family Housing Opportunity Special Use District; and 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.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, July 17, 2023, at 1:30 p.m.



**MYRNA MELGAR**

---

DATE: July 5, 2023

TO: Angela Calvillo  
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee  
COMMITTEE REPORTS

A handwritten signature in blue ink, appearing to read "mm", located to the right of the "FROM:" line.

---

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them to be considered by the full Board on Tuesday, July 11, 2023, as Committee Reports:

**File No. 230410**

**Planning Code - Polk Street and Haight Street Neighborhood Commercial Districts**

Sponsor: Peskin

Ordinance amending the Planning Code to permit Health Services uses on the ground floor for specified areas of the Polk Street Neighborhood Commercial District (NCD), to clarify that in the Polk Street NCD and within a quarter-mile of its boundaries Tobacco Paraphernalia Establishments where any Tobacco Paraphernalia is sold, delivered, distributed, furnished, or marketed are not permitted, to clarify that in the Haight Street NCD such Tobacco Paraphernalia Establishments require conditional use authorization, and to clarify that Tobacco Paraphernalia Establishments do not include medicinal and adult-use cannabis retail uses; and 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 the Planning Code, Section 101.1, and making findings of public necessity, convenience, and welfare pursuant to the Planning Code, Section 302.

**File No. 230374**

**Building Code - Streamlining Site Permit Review**

Sponsors: Safai; Melgar

Ordinance amending the Building Code to outline the site permit application process, define and limit the scope of Building Official review of site permits, and require simultaneous interdepartmental review of site permits; and affirming the Planning Department's determination under the California Environmental Quality Act.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, July 10, 2023, at 1:30 p.m.

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

---

---

## MEMORANDUM

---

---

Date: April 10, 2023  
To: Planning Department/Commission  
From: Erica Major, Clerk of the Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 230374  
Building Code - Streamlining Site Permit Review

---

- California Environmental Quality Act (CEQA) Determination  
(*California Public Resources Code, Sections 21000 et seq.*)
  - Ordinance / Resolution
  - Ballot Measure
- Amendment to the Planning Code, including the following Findings:  
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
  - General Plan
  - Planning Code, Section 101.1
  - Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning  
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- General Plan Referral for Non-Planning Code Amendments  
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)  
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission
  - Landmark (*Planning Code, Section 1004.3*)
  - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
  - Mills Act Contract (*Government Code, Section 50280*)
  - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to Erica Major at [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org).

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## MEMORANDUM

TO: Patrick O'Riordan, Director, Department of Building Inspection  
Sonya Harris, Commission Secretary, Building Inspection Commission

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: April 11, 2023

SUBJECT: LEGISLATION INTRODUCED

---

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Supervisor Safai on April 4, 2023:

**File No. 230374**

**Ordinance amending the Building Code to outline the site permit application process, define and limit the scope of Building Official review of site permits, and require simultaneous interdepartmental review of site permits; and affirming the Planning Department's determination under the California Environmental Quality Act.**

The proposed ordinance is being transmitted pursuant to Charter, Section D3.750-5, for public hearing and recommendation. It is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org).

cc: Patty Lee, Department of Building Inspection



**MYRNA MELGAR**

---

DATE: July 12, 2023

TO: Angela Calvillo  
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee  
COMMITTEE REPORTS

---

A handwritten signature in blue ink, appearing to be "MM", located to the right of the "TO:" field.

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, July 18, 2023, as Committee Reports:

**File No. 230770**

**Administrative Code - Government Regulated Rents**

Sponsors: Preston; Walton and Chan

Ordinance amending the Administrative Code to provide that tenant-occupied units in buildings that will be receiving either low-income housing tax credits or tax-exempt multifamily revenue bonds shall remain subject to the Rent Ordinance, as long as any of the existing tenants continue to reside in the unit, or unless all the tenants in the unit agree otherwise in writing; and for any such units that may have previously become exempt from the Rent Ordinance since 2018, restoring rents to the levels allowed had the Rent Ordinance continuously applied.

**File No. 230690**

**Planning Code - Landmark Designation - Parkside Branch Library**

Sponsor: Engardio

Ordinance amending the Planning Code to designate Parkside Branch Library, situated within McCoppin Square Park, 1200 Taraval Street, a portion of Assessor's Parcel Block No. 2351, Lot No. 001, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Historic Preservation Commission)

**File No. 230732**

**Planning and Building Codes - Commercial to Residential Adaptive Reuse and Downtown Economic Revitalization**

Sponsors: Mayor; Peskin

Ordinance amending the Planning Code to 1) facilitate residential uses Downtown by authorizing the conversion of non-residential uses to residential use in C (Commercial) zoning districts, and exempting such projects from requirements for rear yard, open space, streetscape

## COMMITTEE REPORTS MEMORANDUM

Land Use and Transportation Committee

Page 2 of 3

improvements, dwelling unit exposure, off-street freight loading, curb cuts for vehicular access, bike parking, transportation demand management, dwelling unit mix, and Intermediate Length Occupancy controls, permitting live work units in such project, streamlining administrative approvals for projects in the C-3 zoning district, and modifying the dimensional limits on exemptions to height restrictions for mechanical equipment, elevator, stair, and mechanical penthouses; 2) economically revitalize Downtown by adding Flexible Workspace as a defined use, authorizing large scale retail uses in the C-3 zoning district, allowing window displays in the C-3 zoning district, allowing Flexible Workspace as an active ground floor commercial use along certain street frontages in C-3 zoning districts, allowing accessory storage in any C zoning district, allowing the temporary installation for 60 days of certain signs in the C-3-R district, allowing temporary non-residential uses in vacant spaces for up to one year, including formula retail, reducing density limits for Residential Dwelling Units and Senior Housing in the C-2 zoning districts east of or fronting Franklin Street/13th Street and north of Townsend Street, principally permitting Laboratory, Life Science, Agricultural and Beverage Processing, and Animal Hospitals in C-2 zoning districts, principally permitting Senior Housing, Residential Care Facilities, Outdoor Entertainment, Open Recreation Areas, Animal Hospitals, and Trade Schools in the C-3 zoning district, allowing formula retail as a ground floor use on Market Street, principally permitting office and design professional uses on the second floor and higher in the C-3-R zoning district, and requiring consideration of office vacancy in consideration of granting exceptions in the Transit Center Commercial Special Use District; 3) streamline sign permitting citywide and in the C-3 and portions of the C-2 districts by allowing for the repair and rehabilitation of certain neon signs, and exempting existing business signs in the C-3 zoning district from certain zoning controls; 4) streamline Historic Preservation review of administrative certificates of appropriateness, and minor permits to alter for awnings, and Qualifying Scopes of Work, as may be delegated by the Historic Preservation Commission; 5) increase threshold for large projects subject to commercial to residential ratios in the C-3-O district, and provide alternatives to on-site open space in certain C-3 districts by allowing for payment of an in lieu fee as an alternative to providing open space; 6) facilitate residential adaptive reuse by amending the Building Code to add standards for adaptive reuse of non-residential buildings; and 7) principally permit formula retail and waive size limitations for such uses on a portion of Showplace Square Area (555-9th Street, Assessor's Parcel Block No. 3781, Lot No. 003); 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

**File No. 230745**

### **Building, Planning Codes - Existing Awning Amnesty Program**

Sponsors: Mayor; Peskin and Stefani

Ordinance amending the Building and Planning Codes to create a temporary amnesty program for unpermitted awnings that streamlines the application process to legalize awnings, waives applicable fees, and confers legal nonconforming status for awnings that do not comply with the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency

**COMMITTEE REPORTS MEMORANDUM**

Land Use and Transportation Committee

Page 3 of 3

with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

**File No. 230374**

**Building Code - Streamlining Site Permit Review**

Sponsors: Safai; Melgar

Ordinance amending the Building Code to outline the site permit application process, and define and limit the scope of Building Official review of site permits; requiring simultaneous interdepartmental review of electronically submitted applications for site permits; and affirming the Planning Department's determination under the California Environmental Quality Act.

**File No. 230026**

**Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District**

Sponsors: Melgar; Engardio

Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize up to four units on individual lots, up to twelve units on merged lots in RH-1 (Residential-House, One Family) districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard setback requirements, conditional use authorizations, and neighborhood notification requirements; 4) amending the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) amending the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) amending the Zoning Map to show the Family Housing Opportunity Special Use District; and 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.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, July 17, 2023, at 1:30 p.m.

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## MEMORANDUM

### LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: July 11, 2023

SUBJECT: **NO COMMITTEE REPORT, BOARD MEETING**  
Tuesday, July 11, 2023

The following file was not forwarded as a **COMMITTEE REPORT** to the Board meeting, Tuesday, July 11, 2023. This item was acted upon at the Committee Meeting on Monday, July 10, 2023, at 1:30 p.m., by the votes indicated.

**Item No. 45                      File No. 230374**

**Ordinance amending the Building Code to outline the site permit application process, and define and limit the scope of Building Official review of site permits; requiring simultaneous interdepartmental review of electronically submitted applications for site permits; and affirming the Planning Department's determination under the California Environmental Quality Act.**

#### **AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE**

Vote:

Supervisor Myrna Melgar - Aye  
Supervisor Dean Preston - Aye  
Supervisor Aaron Peskin - Aye

#### **CONTINUED AS AMENDED**

Vote:

Supervisor Myrna Melgar - Aye  
Supervisor Dean Preston - Aye  
Supervisor Aaron Peskin - Aye

cc: Board of Supervisors  
Angela Calvillo, Clerk of the Board  
Alisa Somera, Legislative Deputy  
Anne Pearson, Deputy City Attorney